

**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, JANUARY 25, 2024, CITY COUNCIL CHAMBERS 101 N. MAIN**

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

DIRECTORS ABSENT: None

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward (7:50 A.M.)

GUESTS: Jenny Nguyen

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: The HEDC Combined Board will receive a presentation for Project Joy.

MOTION: None.

DISCUSSION: Jenny Nguyen presented her business idea to the board.

AGENDA ITEM #3: Consider approving the December 14, 2023 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the December 14, 2023 meeting minutes for the HEDC Combined Board.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #4: Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #5: Consider approving the payment of all bills due and payable for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Barrera 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	6
NAY	0
ABSENT	0

AGENDA ITEM #6: Discuss and consider **Resolution 2024-001**, amending Article Two (2), Section One (1), Number and Terms of Office, of the Hallettsville 4A Manufacturing Development Corporation Bylaws to include that Two (2) of the seven (7) Directors shall be City Council Members and such members will have the right to vote on items coming before the Board.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to approve **Resolution 2024-001**, amending Article Two (2), Section One (1), Number and Terms of Office, of the Hallettsville 4A Manufacturing Development Corporation Bylaws to include that Two (2) of the seven (7) Directors shall be City Council Members and such members will have the right to vote on items coming before the Board.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #7: Discuss and consider **Resolution 2024-002**, amending Article Two (2), Section One (1), Number and Terms of Office, of the Hallettsville 4B Business Development Corporation Bylaws to include that Two (2) of the seven (7) Directors shall be City Council Members and such members will have the right to vote on items coming before the Board.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to approve **Resolution 2024-002**, amending Article Two (2), Section One (1), Number and Terms of Office, of the Hallettsville 4B Business Development Corporation Bylaws to include that Two (2) of the seven (7) Directors shall be City Council Members and such members will have the right to vote on items coming before the Board.

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 appointing the 2024 Offices of President, Vice President, Secretary, and Treasurer for the HEDC Combined Board in accordance with the Bylaws.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to approve Alan Jirkovsky for President of the HEDC Combined Board in accordance with the Bylaws.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

MOTION: Director Barrera moved to approve Scott Rainosek for Vice President of the HEDC Combined Board in accordance with the Bylaws.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

MOTION: Director Barrera moved to approve Chad Bludau for Secretary of the HEDC Combined Board in accordance with the Bylaws.

Director Bujnoch 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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MOTION: Director Barrera moved to approve Stanley Bujnoch for Treasurer of the HEDC Combined Board in accordance with the Bylaws.

Director Ehler 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 #9: Discuss and consider **Resolution 2024-003** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Southern Styles Boutique LLC regarding the purchase of equipment, furniture, and fixtures for property generally located at 105 W. Fairwinds St., Hallettsville, Texas 77964.

MOTION: Director Barrera moved to approve **Resolution 2024-003** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Southern Styles Boutique LLC regarding the purchase of equipment, furniture, and fixtures for property generally located at 105 W. Fairwinds St., Hallettsville, Texas 77964.

Director Bujnoch 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 #10: Discuss the grant incentives, guidelines, and applications for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #11: 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 #12: Receive an update on the South Texas Regional Job Fair in Cuero, Texas on January 11, 2024 and give a briefing on the ideas for the rest of 2024.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #13: Discuss the HEDC Combined Board partnering with Cuero Development Corporation (CDC), Gonzales Economic Development Corporation (GEDC), and Yoakum Economic

Development Corporation (YEDC) to attend ICSC Las Vegas and share a booth to market our region and solicit new businesses to our towns.

MOTION: None.

DISCUSSION: The board is not interested in having Hallettsville participate in the Vegas ICSC. They would be more interested in a Texas based convention.

AGENDA ITEM #14: Discuss and consider the purchase of promotional items for future events and grant awardees.

MOTION: None.

DISCUSSION: Bring quotes back to the next meeting.

President Jirkovsky called for the meeting to enter into Executive Session at 8:02 A.M.

AGENDA ITEM #15: 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 Joy**
- **Project Love Actually**
- **Project Top Gun**

The meeting reconvened into Open Session at 8:50 A.M.

AGENDA ITEM #16: Take any actions based on discussion held in closed session under Agenda Item No. 15.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #17: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #18: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #19: 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.

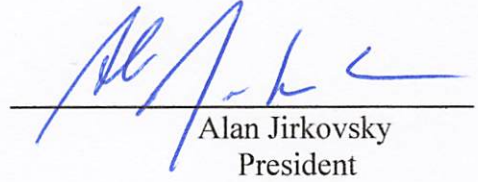
AYE	6
NAY	0

ABSENT 0

President Jirkovsky adjourned the meeting at 8:51 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, FEBRUARY 15, 2024, CITY COUNCIL CHAMBERS 101 N. MAIN**

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

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 7:00 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 January 25, 2024 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to approve the January 25, 2024 meeting minutes for the HEDC Combined Board.

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

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #5: Discuss and consider **Resolution 2024-004** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Floyd's Barber Shop regarding the purchase of property generally located at 116 N. Texana St., Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve **Resolution 2024-004** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Floyd's Barber Shop regarding the purchase of property generally located at 116 N. Texana St., Hallettsville, Texas 77964.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #6: Discuss and consider **Resolution 2024-005** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and MD Mixed Media regarding renovations and purchase of equipment, furniture, and fixtures at property generally located at 204 E. Second St., Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-005** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and MD Mixed Media regarding renovations and purchase of equipment, furniture, and fixtures at property generally located at 204 E. Second 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 #7: Discuss and consider the purchase of promotional items for future events and grant awardees.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the purchase of promotional items for future events and grant awardees at the discretion of the EDC Administrator.

Director Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

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

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 Joy**

AGENDA ITEM #9: Take any actions based on discussion held in closed session under Agenda Item No. 8.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #10: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #11: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #12: 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
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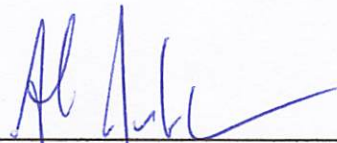
NAY	0
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ABSENT	0
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President Jirkovsky adjourned the meeting at 7:24 A.M.



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, MARCH 21, 2024, CITY COUNCIL CHAMBERS 101 N. MAIN**

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

DIRECTORS ABSENT: Chad Bludau and David Ehler

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward (7:42 A.M.)

GUESTS: Jennifer Hagan and Trent Fojtik

President Alan Jirkovsky called the meeting to order at 7:02 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 February 15, 2024 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the February 15, 2024 meeting minutes for the HEDC Combined Board.

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

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #5: Discuss and consider **Resolution 2024-006** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Hodgepodge 2.0 Downtown Business District for advertising and marketing for property generally located at 204 E. 2nd St., Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-006** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Hodgepodge 2.0 Downtown Business District for advertising and marketing for property generally located at 204 E. 2nd St., Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: Jennifer Hagan was present to answer questions about this grant. When the board asked, she explained to her plans for this grant and how it would be utilized.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #6: Discuss and consider **Resolution 2024-007** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hodgepodge 2.0 Downtown Business District regarding renovations, improvements, and purchase of equipment, furniture and fixtures for property generally located at 204 E. 2nd St., Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Rainosek moved to approve **Resolution 2024-007** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hodgepodge 2.0 Downtown Business District regarding renovations, improvements, and purchase of equipment, furniture and fixtures for property generally located at 204 E. 2nd St., Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: Jennifer Hagan was present to answer questions about this grant. When the board asked, she explained to her plans for this grant and how it would be utilized.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #7: Discuss and consider **Resolution 2024-008** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hallettsville Chamber of Commerce and Agriculture regarding renovations and improvements 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 2024-008** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hallettsville Chamber of Commerce and Agriculture regarding renovations and improvements for property generally located at 1614 N. Texana St., Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: Jennifer Hagan was present to answer questions about this grant. When the board asked, she explained the plans for this grant and how it would be utilized. There was a law put in place that in order for a Chamber to receive HOT Funds, 51% of the building must be used as a visitor's center to adhere to that law. It was ultimately decided to change total amount approved amount from \$10,000 to \$4,000 and that building renovations would be applicable (not the roof due to it being maintenance).

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #8: Discuss and consider **Resolution 2024-009** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Murphy Built Fitness regarding the purchase of equipment, furniture, and fixtures for property generally located at 505 N. Glendale Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-009** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Murphy Built Fitness regarding the purchase of equipment, furniture, and fixtures for property generally located at 505 N. Glendale Street, Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #9: Public Hearing, briefing and possible action on **Resolution 2024-010** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and R & R Storage Solutions regarding the construction of project for property generally located at 440 FM 2314, Hallettsville, Texas 77964.

Public Hearing Start: 7:39 A.M.

Public Hearing End: 7:39 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to deny **Resolution 2024-010** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and R & R Storage Solutions regarding the construction of project for property generally located at 440 FM 2314, Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: Trent Fojtik was present to answer any questions. The board asked him to explain a bit more about the business and the Economic Impact it would bring to the community. After consideration, the board decided that the business was a better fit for the 4B Small Business Grant only and not the 4A Business Incentives Grant.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

City Administrator, Grace Ward, entered the meeting at 7:42 A.M.

AGENDA ITEM #10: Discuss and consider **Resolution 2024-011** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and R & R Storage Solutions LLC regarding the construction of project for property generally located at 440 FM 2314, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-011** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and R & R Storage Solutions LLC regarding the construction of project for property generally located at 440 FM 2314, Hallettsville, Texas 77964.

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

Director Rainosek steps out of the meeting at 7:51 A.M.

AGENDA ITEM #11: Public Hearing, briefing and possible action on **Resolution 2024-012** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Studio 94 LLC regarding renovations and construction for property generally located at 148 Industrial Road, Hallettsville, Texas 77964.

Public Hearing Start: 7:51 A.M.

Public Hearing End: 7:52 A.M.

COMMENTS: None.

Director Rainosek returns to the meeting at 7:57 A.M.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to table **Resolution 2024-012** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Studio 94 LLC regarding renovations and construction for property generally located at 148 Industrial Road, Hallettsville, Texas 77964 until further information is gathered.

Director A. Barrera seconded the motion.

DISCUSSION: Trent Fojtik was present to answer any questions. The board asked him to explain what was going on with the parking lot and drainage problems. The drainage issues were discussed and it was decided to Table this decision until further information is gathered about how the drainage issues need to be addressed.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #12: Discuss and consider **Resolution 2024-013** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Studio 94 LLC regarding renovations and construction for property generally located at 148 Industrial Road, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to table **Resolution 2024-013** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Studio 94 LLC regarding renovations and construction for property generally located at 148 Industrial Road, Hallettsville, Texas 77964 until further information is gathered.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #13: Review and consider approving **Resolution 2024-014**, the annual review and effective date of the HEDC Combined Board's Investment Policy.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to approve **Resolution 2024-014**, the annual review and effective date of the HEDC Combined Board's Investment Policy.

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #14: Update, discuss and consider the Hallettsville 4B Business Development Corporation collaboration with Gonzales Economic Development Corporation (GEDC), Cuero Development Corporation (CDC), and Yoakum Economic Development Corporation (YEDC) as a Network, appointing EDC Administrator, Chelsea Steffek, to execute any documents related to this matter, and spending up to \$5,000 towards a shared events, job fairs, and advertising and marketing expenditures for the Network.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the Hallettsville 4B Business Development Corporation collaboration with Gonzales Economic Development Corporation (GEDC), Cuero Development Corporation (CDC), and Yoakum Economic Development Corporation (YEDC) as a Network, appointing EDC Administrator, Chelsea Steffek, to execute any documents related to this matter, and spending up to \$5,000 towards a shared events, job fairs, and advertising and marketing expenditures for the Network.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #15: Consider HEDC Combined Board recommendations of agenda items for future meetings.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve that the following items be put on the April 2024 meeting agenda: Review of the current 4A HEDC Business Incentive Program and a Workshop to discuss zoning of the Industrial District.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #16: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #17: Adjournment.

President Jirkovsky called for a motion.

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


Director Rainosek seconded the motion.

DISCUSSION: None.

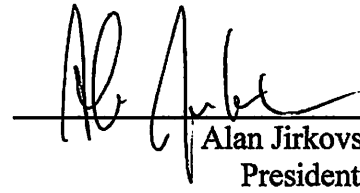
President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

President Jirkovsky adjourned the meeting at 8:17 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, APRIL 25, 2024, CITY COUNCIL CHAMBERS 101 N. MAIN**

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

DIRECTORS ABSENT: None.

STAFF PRESENT: EDC Administrator Chelsea Steffek, City Administrator Grace Ward, Finance & HR Administrator Tammy Bell, Accounts Payable & Permits Clerk Amber Caka (8:00 A.M.)

GUESTS: Jennifer Hagan and Leigh Montgomery

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 21, 2024 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the March 21, 2024 meeting minutes for the HEDC Combined Board.

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

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #5: Discuss and consider **Resolution 2024-015** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and 361 Fitness, LLC for advertising and marketing for property generally located at 204 South Front Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-015** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and 361 Fitness, LLC for advertising and marketing for property generally located at 204 South Front Street, Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: Leigh Montgomery and Jennifer Hagan were present to answer questions about this grant. When the board asked, they explained what the plans for this grant were and how it would be utilized.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #6: Discuss and consider **Resolution 2024-016** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and 361 Fitness, LLC regarding renovations, improvements, and purchase of equipment, furniture and fixtures for property generally located at 204 South Front Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-016** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and 361 Fitness, LLC regarding renovations, improvements, and purchase of equipment, furniture and fixtures for property generally located at 204 South Front Street, Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: Leigh Montgomery and Jennifer Hagan were present to answer questions about this grant. When the board asked, they explained what the plans for this grant were and how it would be utilized.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #7: Discuss the Hallettsville 4A Manufacturing Development Corporation's HEDC Business Incentives grant, guidelines, and application.

MOTION: None.

DISCUSSION: Change up to gear more towards proving economic impact for this grant.

AGENDA ITEM #8: Budget Workshop: Discuss the HEDC Combined Board's 2025 Budget.

President Jirkovsky called for a motion.

MOTION: None.

DISCUSSION: Add to Affordable Housing budget line item in 4A Budget.

Director Rainosek left meeting at 7:52 A.M.

Director Barrera left meeting at 7:53 A.M.

AGENDA ITEM #9: Zoning Workshop: Discuss the zoning of the Hallettsville 4A Manufacturing Development Corporation's Industrial District.

MOTION: None.

DISCUSSION: The board would like to see examples of what other Cities have done with zoning.

AGENDA ITEM #10: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #11: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #12: 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	4
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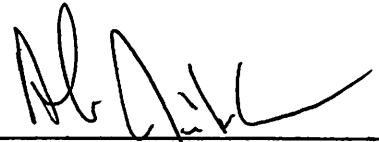
NAY	0
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ABSENT	2
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President Jirkovsky adjourned the meeting at 8:23 A.M.



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, MAY 23, 2024, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Audrey Barrera, Billy Barrera, and Chad Bludau
DIRECTORS ABSENT: Scott Rainosek, Stanley Bujnoch, and David Ehler
STAFF PRESENT: EDC Administrator Chelsea Steffek, City Administrator Grace Ward (7:27)
GUESTS: Jennifer Hagan and Mindy DeLaRosa (left at 7:27)

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 April 25, 2024 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the April 25, 2024 meeting minutes for the HEDC Combined Board.

Director Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

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 A. Barrera 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	3
NAY	0
ABSENT	3

AGENDA ITEM #5: Discuss and consider **Resolution 2024-017** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Bohuslav Ag Supply regarding construction, renovations, purchase of equipment, furniture and fixtures for property generally located at 886 West Fairwinds, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve **Resolution 2024-017** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Bohuslav Ag Supply regarding construction, renovations, purchase of equipment, furniture and fixtures for property generally located at 886 West Fairwinds, Hallettsville, Texas 77964. Director A. Barrera seconded the motion.

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 **Resolution 2024-018** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hallettsville Little League regarding the improvement of the parking lot at property generally located at the Hallettsville Little League Fields in the City Park, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve **Resolution 2024-018** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hallettsville Little League regarding the improvement of the parking lot at property generally located at the Hallettsville Little League Fields in the City Park, Hallettsville, Texas 77964.

Director Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

AGENDA ITEM #7: Discuss and consider a Performance Agreement that was approved on February 15, 2024 by and between Hallettsville 4B Business Development Corporation and MD Mixed Media regarding renovations and purchase of equipment, furniture, and fixtures at property that was generally located at 204 E. Second St., Hallettsville, Texas 77964 and has now transferred their business to a new location.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved approve an address amendment for the Performance Agreement that was approved on February 15, 2024 by and between Hallettsville 4B Business Development Corporation and MD Mixed Media regarding renovations and purchase of equipment, furniture, and fixtures at property that was generally located at 204 E. Second St., Hallettsville, Texas 77964 and has now transferred their business to 400 N. La Grange Street.

Director Director Bludau seconded the motion.

DISCUSSION: Jennifer Hagan and Mindy DeLaRosa answered questions about why the move occurred and where the business is now located.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

City Administrator, Grace Ward, entered the meeting at 7:27 A.M.

AGENDA ITEM #8: Budget Workshop: Discuss the HEDC Combined Board's 2025 Budgets.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #9: Public Hearing, briefing and possible action on a 4A Manufacturing Development Corporation Affordable/Workforce Housing Program.

Public Hearing Start: 7:43 A.M.

Public Hearing End: 7:43 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the 4A Manufacturing Development Corporation Affordable/Workforce Housing Program.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
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NAY	0
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ABSENT	3
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AGENDA ITEM #10: Discuss and consider approving the Hallettsville 4A Manufacturing Development Corporation's 2025 Budget.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the Hallettsville 4A Manufacturing Development Corporation's 2025 Budget.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
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NAY	0
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ABSENT	3
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AGENDA ITEM #11: Public Hearing, briefing and possible action on a 4B Business Development Corporation Affordable/Workforce Housing Program.

Public Hearing Start: 7:44 A.M.

Public Hearing End: 7:44 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the 4B Business Development Corporation Affordable/Workforce Housing Program.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
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NAY	0
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ABSENT	3
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AGENDA ITEM #12: Discuss and consider approving the Hallettsville 4B Business Development Corporation's 2025 Budget.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the Hallettsville 4B Business Development Corporation's 2025 Budget.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

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 B. Barrera moved to adjourn the meeting.

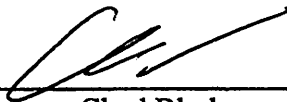
Director Bludau seconded the motion.

DISCUSSION: None.

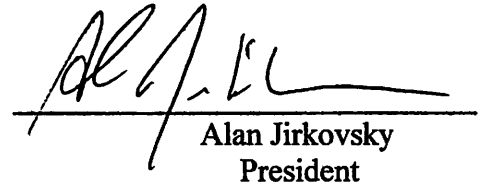
President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

President Jirkovsky adjourned the meeting at 7:52 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, JUNE 27, 2024, CITY COUNCIL CHAMBERS 101 N. MAIN**

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

DIRECTORS ABSENT: William (Billy) Barrera, and Chad Bludau

STAFF PRESENT: EDC Administrator Chelsea Steffek, 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.

COMMENTS: None.

AGENDA ITEM #2: Consider approving the May 23, 2024 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the May 23, 2024 meeting minutes for the HEDC Combined Board.

Director Jirkovsky seconded the motion.

DISCUSSION: The other three directors were not in attendance at the last meeting.

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 A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #5: Discuss and consider **Resolution 2024-019** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Wellington-Brown LLC regarding construction, renovations, purchase of equipment, furniture and fixtures for property generally located at 116 North LaGrange Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-019** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Wellington-Brown LLC regarding construction, renovations, purchase of equipment, furniture and fixtures for property generally located at 116 North LaGrange Street, Hallettsville, Texas 77964 with the following contingency that grant reimbursement will only take place once the project is complete, Lavaca Drinkery 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 A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #6: Discuss the HEDC Combined Board's grants, eligible applicants, and metrics used to assess the grants.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #7: Discuss and consider the Hallettsville 4A Manufacturing Development Corporation's HEDC Business Incentives grant, guidelines, and application.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the Hallettsville 4A Manufacturing Development Corporation's HEDC Business Incentives grant, guidelines, and application as presented.

Director Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

Director Rainosek left the meeting at 7:53 A.M.

AGENDA ITEM #8: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #9: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #10: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to adjourn the meeting.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

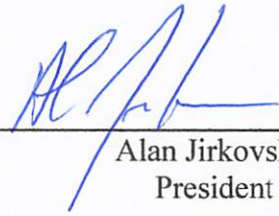
AYE	3
NAY	0

ABSENT 3

President Jirkovsky adjourned the meeting at 7:58 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, JULY 25, 2024, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Scott Rainosek, Stanley Bujnoch, David Ehler, and William (Billy) Barrera (7:17 A.M.)

DIRECTORS ABSENT: Audrey Barrera

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

GUESTS: Lori Popp

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 27, 2024 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the June 27, 2024 meeting minutes for the HEDC Combined Board.

Director Rainosek 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 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	4
NAY	0
ABSENT	2

AGENDA ITEM #5: Discuss and consider **Resolution 2024-020** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and High Hill Distillery for advertising and marketing for property generally located at 2997 County Road 122, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-020** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and High Hill Distillery for advertising and marketing for property generally located at 2997 County Road 122, Hallettsville, Texas 77964.

Director Ehler seconded the motion.

DISCUSSION: Lori Popp answered questions from the board about the grant, what it is for, and why they are investing in a new website and SEO. This will now go to Commissioners Court in order to get approval to grant money in their jurisdiction since High Hill Distillery is located in the County.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

Director W. Barrera entered the meeting at 7:17 A.M.

AGENDA ITEM #6: Discuss and consider **Resolution 2024-021** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Texas Elite Therapy Team regarding job training to promote new and expanded business development for business generally located at 200 West 4th Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-021** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Texas Elite Therapy Team regarding job training to promote new and expanded business development for business generally located at 200 West 4th Street, Hallettsville, Texas 77964 with the following stipulations: The current four (4) jobs are retained plus at least two (2) jobs are created within the twelve (12) month period of the effective date of the grant. Supporting payroll documents must be provided to prove the retention and creation of the jobs when the invoices and proofs of payment are submitted in order to get reimbursed.

Director Bludau seconded the motion.

DISCUSSION: It was discussed that the current four (4) jobs are retained plus at least two (2) jobs are created within the twelve (12) month period of the effective date of the grant. Supporting payroll documents must be provided to prove the retention and creation of the jobs when the invoices and proofs of payment are submitted in order to get reimbursed.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #7: HEDC Combined Board Workshop: To discuss an annual contribution to the City of Hallettsville to put towards infrastructure the board finds will promote new and expanded business enterprises.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #8: Discuss and consider opening a bank account at Crossroads Bank in Hallettsville, TX for the HEDC Combined Board with signature approvers of Mayor Alice Jo Summers, Mayor Pro-Tem Audrey Barrera, City Administrator/Secretary Grace Ward, and EDC Administrator Chelsea Steffek.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve opening a bank account at Crossroads Bank in Hallettsville, TX for the HEDC Combined Board with signature approvers of Mayor Alice Jo Summers, Mayer Pro-Tem Audrey Barrera, City Administrator/Secretary Grace Ward, and EDC Administrator Chelsea Steffek.

Director Ehler seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #9: Receive the Fiscal Year 2023 Audit for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

Director Rainosek left the meeting at 7:56 A.M.

AGENDA ITEM #10: Discuss the upkeep of the Hallettsville 4A Manufacturing Development Corporation property off Hwy 77 North, Hallettsville, Texas 77964.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #11: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #12: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #13: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to adjourn the meeting.

Director Bludau seconded the motion.

DISCUSSION: None.

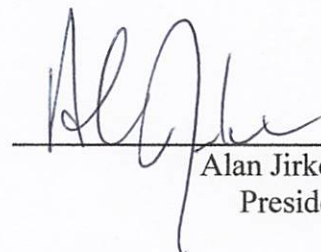
President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

President Jirkovsky adjourned the meeting at 8:01 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, AUGUST 22, 2024, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Stanley Bujnoch, David Ehler, Chad Bludau, Audrey Barrera and William (Billy) Barrera

DIRECTORS ABSENT: Scott Rainosek

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

GUESTS: Lori Popp

President Alan Jirkovsky called the meeting to order at 7:02 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 25, 2024 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the July 25, 2024 meeting minutes for the HEDC Combined Board.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

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 Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #5: Discuss and consider amending a Performance Agreement that was approved on July 25, 2024 by and between Hallettsville 4A Manufacturing Development Corporation and High Hill Distillery for advertising and marketing for property generally located at 2997 County Road 122, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve amending a Performance Agreement that was approved on July 25, 2024 by and between Hallettsville 4A Manufacturing Development Corporation and High Hill Distillery for advertising and marketing for property generally located at 2997 County Road 122, Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: Lori Popp attended to express why they are requesting the amendments and answer any questions from the board.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #6: Public Hearing, briefing and possible action to approve an funding agreement of up to \$65,055.46 by and between the Hallettsville 4B Business Development Corporation and the City of Hallettsville for financial assistance with a utility extension to service commercial properties along Farm to Market Road 2314 between Hwy 90A and Cemetery Road in Hallettsville, Texas.

Public Hearing Start: 7:10 A.M.

Public Hearing End: 7:10 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve a funding agreement of up to \$65,055.46 by and between the Hallettsville 4B Business Development Corporation and the City of Hallettsville for financial assistance with a utility extension to service commercial properties along Farm to Market Road 2314 between Hwy 90A and Cemetery Road in Hallettsville, Texas.

Director A. Barrera seconded the motion.

DISCUSSION: City Administrator, Grace Ward, was there to explain the quotes to the board and answer questions.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

City Administrator, Grace Ward, exited the meeting at 7:16 A.M.

AGENDA ITEM #7: Discuss the Hallettsville 4B Business Development Corporation partnering with Cuero Development Corporation (CDC), Gonzales Economic Development Corporation (GEDC), and Yoakum Economic Development Corporation (YEDC) to attend ICSC Red River 2025 in Dallas, Texas and share a booth to market our region and solicit new businesses to our towns.

MOTION: None.

DISCUSSION: None.

President Jirkovsky called for the meeting to enter into Executive Session at 7:20 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 Love Actually**

The meeting reconvened into Open Session at 7:48 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: Director Barrera moved to approve EDC Administrator, Chelsea Steffek, to purchase a piece of property under Hallettsville 4A Manufacturing Development Corporation up to the agreed upon price in Executive Session and execute any necessary documents to complete the purchase.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #10: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #11: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #12: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to adjourn the meeting.

Director Bujnoch seconded the motion.

DISCUSSION: None.

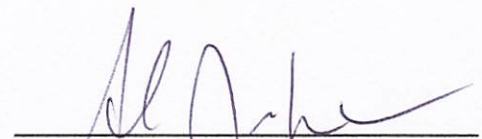
President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky adjourned the meeting at 7:52 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 26, 2024, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Stanley Bujnoch, Scott Rainosek, Chad Bludau, Audrey Barrera and William (Billy) Barrera

DIRECTORS ABSENT: David Ehler

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 August 22, 2024 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the August 22, 2024 meeting minutes for the HEDC Combined Board.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

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 A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #5: Discuss and consider bids for Grounds Maintenance for the Hallettsville 4A Manufacturing Development Corporation's Industrial Property.

MOTION: None.

DISCUSSION: No bids were received.

AGENDA ITEM #6: Discuss and consider action on Grounds Maintenance for the Hallettsville 4A Manufacturing Development Corporation's Industrial Property.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve EDC Administrator, Chelsea Steffek, to negotiate a contract with Larry Dornak for Grounds Maintenance for the Hallettsville 4A Manufacturing Development Corporation's Industrial Property for One Thousand Dollars (\$1,000) per time it is maintained on an "as needed" basis.

Director A. Barrera seconded the motion.

DISCUSSION: The only quote received was a verbal quote from the current lessee of the property, Larry Dornak, for \$1,000 per time maintained.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky called for the meeting to enter into Executive Session at 7:14 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 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 Yellowstone**

Director Rainosek left the meeting at 7:50 A.M.

The meeting reconvened into Open Session at 7:54 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 A. Barrera moved to approve EDC Administrator, Chelsea Steffek, and the HEDC lawyers, DNRBZS, to purchase the 3.0248 acre tract at 55 County Road 200, Hallettsville, Texas for the amount agreed upon in Executive Session out of Hallettsville 4A Manufacturing Development Corporation and execute any necessary documents to complete the purchase as long as there is a clear title.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

MOTION: Director Bunjoch moved to approve EDC Administrator, Chelsea Steffek, and the HEDC lawyers, DNRBZS, to purchase the approximate 11.667 acre tract, ABS 217 John Hallett, Hallettsville, Texas for the amount agreed upon in Executive Session out of Hallettsville 4A Manufacturing

Development Corporation and execute any necessary documents to complete the purchase along with conducting an environmental and soil study on the property.

Director A. Barrera 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 Bujnoch moved to adjourn the meeting.

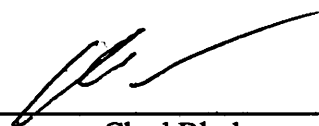
Director A. Barrera seconded the motion.

DISCUSSION: None.

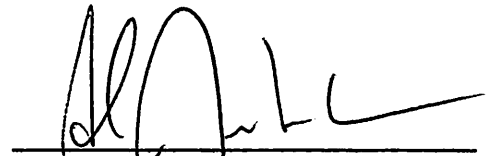
President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

President Jirkovsky adjourned the meeting at 7:57 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, OCTOBER 24, 2024, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Stanley Bujnoch, David Ehler, Chad Bludau, Scott Rainosek (7:02 A.M.), Audrey Barrera (7:05 A.M.) and William (Billy) Barrera (7:05 A.M.)

DIRECTORS ABSENT: None.

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward (in at 7:30 A.M.)

GUESTS: Callie Kresta and JoAnn Bludau (out at 7:21 A.M.)

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 26, 2024 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the September 26, 2024 meeting minutes for the HEDC Combined Board.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

Director Rainosek entered the meeting at 7:02 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	4
NAY	0
ABSENT	2

Director A. Barrera entered the meeting at 7:05 A.M.

Director W. Barrera entered the meeting at 7:05 A.M.

AGENDA ITEM #5: Discuss and consider **Resolution 2024-022** approving a Funding Agreement by and between the Hallettsville 4B Business Development Corporation and the Hallettsville Independent School District for financial assistance with the High School Softball Field Bleacher Renovation Project in the City Park in Hallettsville, Texas.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to deny **Resolution 2024-022** approving a Funding Agreement by and between the Hallettsville 4B Business Development Corporation and the Hallettsville Independent School District for financial assistance with the High School Softball Field Bleacher Renovation Project in the City Park in Hallettsville, Texas.

Director A. Barrera seconded the motion.

DISCUSSION: Callie Kresta and Dr. Bludau attended the meeting to answer questions on this grant application. There was a misunderstanding on the application, so the issues were addressed. This application was denied at this time, but the board expressed that the applicant is welcome to reapply laying out all aspects of the project that they wish to have assistance with.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #6: Discuss and consider **Resolution 2024-023** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Spoiled Rotten Massage for purchase of equipment for property generally located at 401 E. First Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve **Resolution 2024-023** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Spoiled Rotten Massage for purchase of equipment for property generally located at 401 E. First Street, Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #7: Discuss and consider **Resolution 2024-024** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and One Stop Express for construction, renovations, improvements, and purchase of equipment, furniture and fixtures for property generally located at 414 W. Fairwinds, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-024** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and One Stop Express for construction, renovations, improvements, and purchase of equipment, furniture and fixtures for property generally located at 414 W. Fairwinds, Hallettsville, Texas 77964.

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

President Jirkovsky called for the meeting to enter into Executive Session at 7:44 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 Love Actually**
- **Project Yellowstone**

Director Rainosek left the meeting at 7:53 A.M.

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

Director Rainosek entered the meeting at 7:57 A.M.

Director W. Barrera left the meeting at 8:30 A.M.

The meeting reconvened into Open Session at 8:30 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: Director Bunjoch moved to approve EDC Administrator, Chelsea Steffek, and the HEDC lawyers, DNRBZS, to purchase the approximate 11.667 acre tract, ABS 217 John Hallett, Hallettsville, Texas for the amount agreed upon in Executive Session out of Hallettsville 4A Manufacturing Development Corporation and execute any necessary documents to complete the purchase along with conducting an environmental and soil study on the property.

Director Ehler seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #10: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #11: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #12: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to adjourn the meeting.

Director Ehler seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
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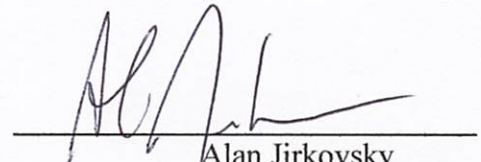
NAY	0
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ABSENT	2
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President Jirkovsky adjourned the meeting at 8:39 A.M.



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 21, 2024, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Stanley Bujnoch, David Ehler, Chad Bludau, Scott Rainosek, Audrey Barrera and William (Billy) Barrera

DIRECTORS ABSENT: None.

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward (in at 7:31 A.M.)

GUESTS: Brian Bludau, Callie Kresta, Levi Montgomery, JoAnn Bludau, Collie Webb, Kevin Haas

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 October 24, 2024 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the October 24, 2024 meeting minutes for the HEDC Combined Board.

Director Rainosek 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 A. 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 2024-025** approving a Funding Agreement by and between the Hallettsville 4B Business Development Corporation and the Hallettsville Independent School District for financial assistance with the High School Softball Field Renovation Project in the City Park in Hallettsville, Texas.

Public Hearing Start: 7:04 A.M.

Public Hearing End: 7:05 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-025** approving a Funding Agreement by and between the Hallettsville 4B Business Development Corporation and the Hallettsville Independent School District for financial assistance with the High School Softball Field Renovation Project in the City Park in Hallettsville, Texas in the amount of TWO THOUSAND SIX HUNDRED TWENTY-FIVE DOLLARS (\$2,625).

Director A. Barrera seconded the motion.

DISCUSSION: This approval is to help HISD finish the gutters at the Softball Field and complete the renovation project. HISD must submit at least TEN THOUSAND DOLLARS (\$10,000) worth of invoices and receipts for the project to get reimbursed. Callie Kresta answered questions about the grant application and the portable building restrooms they mentioned in the application. JoAnn Budau answered questions on plumbing. Brian Bludau answered questions on when they looked into temporary bathroom rentals and it would be \$2200 per 3 day rental. Kevin Haas answered on how this project will support the whole community.

President Jirkovsky called for a vote.

AYE 6

NAY 0

ABSENT 0

AGENDA ITEM #6: Public Hearing, briefing and possible action on **Resolution 2024-026** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Lavaca Exposition Association regarding the expansion and renovations at a property generally located at 449 County Road 200, Hallettsville, Texas 77964.

Public Hearing Start: 7:42 A.M.

Public Hearing End: 7:42 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-026** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Lavaca Exposition Association regarding the expansion and renovations at a property generally located at 449 County Road 200, Hallettsville, Texas 77964. ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000) will come out of the 2024 HEDC Grant Budget and SEVENTY-FIVE THOUSAND DOLLARS (\$75,000) will come out of the 2025 HEDC Grant Budget.

Director W. Barrera seconded the motion.

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

Director A. Barrera left the meeting at 7:56 A.M.

Director Rainosek entered the meeting at 7:57 A.M.

DISCUSSION: Collie Webb and Kevin Haas answered questions about the grant application and how covering the 2nd arena would allow for them to bring in bigger events since these events need a more central location and two covered arenas, so they are not dependent on weather. There is also a big arena in San Antonio that is closing and those events are looking for locations. This will be up and running by March 2025.

President Jirkovsky called for a vote.

AYE 5

NAY 0

AGENDA ITEM #7: Discuss and consider **Resolution 2024-027** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hallettsville Cotton Row Properties for construction, renovations, improvements, and purchase of equipment, furniture and fixtures for property generally located at 904 North Glendale, Hallettsville, Texas 77964. President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve **Resolution 2024-027** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hallettsville Cotton Row Properties for construction, renovations, improvements, and purchase of equipment, furniture and fixtures for property generally located at 904 North Glendale, Hallettsville, Texas 77964. Director Bujnoch seconded the motion.

DISCUSSION: Curtains are not to be included and any invoices out of date from the 12 month period from effective date will not be included in the reimbursement.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky called for the meeting to enter into Executive Session at 8:12 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 Love Actually**
- **Project Yellowstone**

The meeting reconvened into Open Session at 9:12 A.M.

AGENDA ITEM #9: Take any actions based on discussion held in closed session under Agenda Item No. 8.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #10: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #11: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #12: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Rainosek moved to adjourn the meeting.

Director Bujnoch seconded the motion.

DISCUSSION: None.

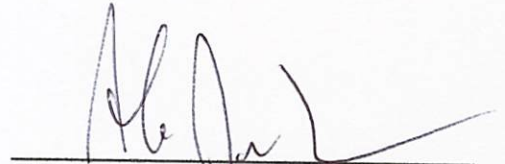
President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky adjourned the meeting at 9:12 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. TUESDAY, DECEMBER 17, 2024, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Stanley Bujnoch, Scott Rainosek, Audrey Barrera and William (Billy) Barrera

DIRECTORS ABSENT: David Ehler and Chad Bludau

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward (in at 7:25 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 November 21, 2024 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the November 21, 2024 meeting minutes for the HEDC Combined Board.

Director Rainosek 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 A. Barrera moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #5: Discuss and consider **Resolution 2024-028** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Ehler's Furniture for construction, renovations, improvements, and purchase of equipment, furniture and fixtures for property generally located at 100 North La Grange, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2024-028** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Ehler's Furniture for construction, renovations, improvements, and purchase of equipment, furniture and fixtures for property generally located at 100 North La Grange, Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #6: Discuss and consider the Hay Lease at the EDC Property on U.S. Highway 77 North, Hallettsville, TX 77964 for the 4A Manufacturing Development Corporation.

MOTION: Director Bujnoch moved to approve renewing the current Hay Lease Agreement at the EDC Property on U.S. Highway 77 North, Hallettsville, TX 77964 for the 4A Manufacturing Development Corporation at a prorated amount from March 1, 2025 through September 30, 2025. The Hay Lease will then go back out for bid for an agreement beginning October 1, 2025.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #7: 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 7:38 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, 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 Yellowstone**

C. Steffek out at 7:38 A.M.

C. Steffek in at 8:02 A.M.

Director A. Barrera left the meeting at 8:15 A.M.

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

AGENDA ITEM #9: Take any actions based on discussion held in closed session under Agenda Item No. 8.

MOTION: Director Bujnoch moved to approve a pay increase for the EDC Administrator's contract to SEVENTY THOUSAND AND NO/100 annually, broken out into 12 Monthly Installments (\$5,833.33 monthly).

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

AGENDA ITEM #10: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #11: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #12: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to adjourn the meeting.

Director Rainosek seconded the motion.

DISCUSSION: None.

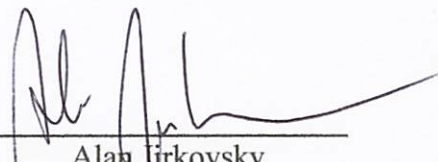
President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

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



Chad Bludau
Secretary


Alan Jirkovsky
President