



Economic Development Corporation

REGULAR MEETING MINUTES

1100 Old Nolanville RD, Nolanville TX

Thursday, October 26, 2023

6:00 PM

1. Opening, Invocation, Pledges

Bryan Buck recognized a quorum was in attendance and opened the meeting at 6:08 PM

Steven Shupert led the invocation and pledges

Members present: Bryan Buck, Amber Cardoza, Kara Escajeda, Brian Grisham, Steven Shupert, Marcy Ng

Staff Present: Brian O'Connor, Jennifer Shidler

2. Citizen and Visitors Forum: No citizens made a comment

3. Consent Agenda

- A. Approve Minutes of September 28, 2023 Regular Meeting and Financial Reports for September 2023.

Marcy Ng made a motion to accept the consent agenda as presented (the Minutes for September 28, 2023, and the financial report for September 2023). Amber Cardoza seconded the motion, all voted in favor and the motion passed.

4. Action Items

- A. Discuss EDC Objectives for Coming Year

Brian O'Connor presented to the board a survey to show where individual interest may lie for the upcoming years for parks & trails, TIRZ, training and other initiatives. Once the surveys are received, they will be aggregated and presented back to the board to see where everyone stands. The goal is to see where we think we all may be able to benefit the community.

- B. Review NEDC Bylaws and Approve for City Council consideration.

Bryan Buck made a motion to accept the NEDC Bylaws with changes made of removing the first sentence of 3.3. Terms of Office Amber Cardoza seconded the motion, all voted in favor and the motion passed.

- C. Discuss and possibly approve \$3,800 for Construction of bench at SMART Museum

Kara Escajeda made a motion to table the discussion of the construction of bench at the SMART Museum. Marcy Ng seconded the motion, all voted in favor and the motion passed.

- D. Discuss and possibly approve Food Truck Lesse and other requested considerations for Meet Me At The Corner.

Bryan Buck made a motion to approve the food truck lesse and allow for the use of tanks and proposed the use of the grain silo bin that EDC had already purchased for 'Meet Me At The Corner' as storage for water bins. Steven Shupert seconded the motion, all voted in favor and the motion passed.

- E. Discuss NEDC holiday meeting schedule.

Brian O'Connor presented to the board the calendar for November and December showing that the next to regular scheduled EDC Meetings would fall on Holidays. It was discussed that if meetings were needed that the board would utilize special call meetings in place of regular scheduled meetings.

5. Executive Session: Real Estate Matters

NEDC entered into executive session 551.072 (deliberations about real property) at 6:52 PM and exited executive session at 7:06 PM

- A. City of Nolanville to purchase vacant land to support commercial and residential development.

Kara Escajeda made a motion to authorize the Nolanville Economic Development Director to negotiate with the property owner for new terms of sale. Steven Shupert seconded the motion, all voted in favor and the motion passed.

- B. Discuss and possibly approve marketing proposal for I-14 Corridor Project.

No action was taken on this item at this time.

6. Workshop Items

- Review public hearing schedule for the Nolanville TIRZ
- Billboard & Website updates
- SMART Museum update
- Training / Education

7. Adjournment.

Bryan Buck made a motion to adjourn the meeting. Marcy Ng seconded the motion; all voted in favor and the meeting adjourned at 7:21PM.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

The Nolanville Economic Development Corporation reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible. As authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development). Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Hall for Requests at 254.698.6335 for information or assistance.

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