

MINUTES
GROVES ECONOMIC DEVELOPMENT CORPORATION
CITY COUNCIL CHAMBER
GROVES CITY HALL
APRIL 22, 2024

IN ATTENDANCE:

Rhonda Dugas, Derek Theall, Paul Oliver, Mark McAdams
Brandon Monk, Letha Knaus, Sidney Badon, Lamar Ozley, Brandon Monk,
Kevin Carruth. Mr. Theall arrived a few minutes late.

ABSENT:

None

President Dugas called the meeting to order at 5:36 p.m.

President Dugas led the Prayer and Pledge.

President Dugas took roll call.

President Dugas welcomed guest and news media.

ITEM V:

President Dugas called for a motion and a second to approve the minutes
Of the April 22, 2024 Groves Economic Development Corporation.
Take a record vote. A motion was made by Mark McAdams and a second
was made by Paul Oliver. President Dugas called for a discussion and or
questions. There were none. A vote was taken. All were in favor, none
opposed.

ITEM VI:

President Dugas called for Citizen Comments. There were no citizen
Comments.

ITEM VII:

New Business: Carstar and Valvoline were discussed at the last meeting.
Mr. Carruth did not have any updates on Valvoline. There is a lot of
Construction being done on the Carstar building on Main and Terrell.
Mr. Theall mentioned that is the building where Rod's was located.
President Dugas asked Mrs. Knaus about the beauty shop on Monroe

moving into groves. Applications for EDC were discussed President Dugas and Mrs. Knaus sent the applications for the beauty shop. Pete Konidis asked about the restaurant located on 39th and President Dugas remarked she goes by there and sometimes sees people Working. Letha Knaus said it may open in July. The owner owns a restaurant in Port Neches he is remodeling.

ITEM VIII:

Budget Reports and Sales Tax Reports.

Mr. Ozley had printed up these reports for the Board. On the Budget Report there was one payment for Smoke Corner by Dominos. The Sales Tax report is showing another good month for March. \$15,000 up from the prior month. We are 4.6% up for the Year. The next page is the projection for the year is three (3) Million in sales tax for the city. President Dugas asked if the number Was 3.9 and Mr. Ozley said the numbers were 2.9 million. Mr. Ozley Is hopeful the trend will continue. In referring to the fund balance we still have five (5) more months of sales tax coming in. We have a healthy fund balance.

IX:

Deliberate and act on EDC President, Attorney, and Director attending the Texas EDC Sales Tax Workshop in Tyler. The total is \$1,282.49. Take a record vote. President Dugas called for a motion and a second. Sidney Badon made the motion and a second was made by Mark McAdams made the second. President Dugas called for questions and Discussion. Mr. Ozley said he didn't think Mr. Monk would be going, And Mr. Monk said he is not currently registered and hopes someone Drops out of the conference and then he can join. Mr. Monk stated It would be premature to approve the cost. Mark McAdams asked if We could still approve the cost for Mr. Monk. Mr. Ozley said we could Approve up to this amount and we can pay as it is processed. Sidney Badon made the suggestion to keep the item as is. A record vote Was taken. All were in favor. None opposed. Motion passed.

ITEM X:

Deliberate and act on the appointment of Brandon Monk, city attorney, to act as the EDC attorney. Take a record vote. President Dugas called for a motion and a second. A motion was made by Sidney Badon and a second made by Mark McAdams.

President Dugas called for a discussion and asked Mr. Ozley if he would like to comment on it. The EDC has never had a formal Agreement with an attorney as needed and Mr. Fox has served in that role previously but this would formalize and have a standing Attorney available for the EDC. Mr. Monk attends all the meetings and is willing to serve in the position. The compensation is \$500 monthly. It is a good idea for the EDC to have it's own attorney. Mr. Monk said there may be a potential for conflict and if there was Any adverse position between the city and the EDC then Mr. Monk would need to represent the city and not represent the EDC. We needed to define rolls. Mr. Fox is willing to continue to assist the EDC drafting bond type contracts so that would not change. Mr. Carruth said he spoke to Mr. Fox about this, and he is more than Willing to serve in this roll but his preference is to remain as the bond Attorney for the city and help out on the EDC side. Mark McAdams asked if the \$500 comes out of the EDC funds. The answer is yes. McAdams asked if there were any additional expenses that would be charged if additional duties. Mr. Monk said there would Be an hourly rate agreement similar to the structure agreement with the city now for other projects for instance additional litigation. Dugas asked if that was already set up with the city and yes it is. McAdams asked should we have that in place. Dugas said she thought that whatever the city agreement is or contract Mr. Monk has with the city, is how It should read and be structured with the city and include that \$500 Compensation. Mr. Monk said the Board would need to approve the Contract as well. If the Board approves this the contract would be Available for approval as well. President Dugas said this came about as Mr. Ozley, Mr. Monk, Mr. Carruth and herself were in a meeting together and Mr. Carruth had suggested the contracts of the city needed to be solidified. It is a professional services we are not required to go out for bids. Mr Monk had been attending all the meeting since his tenure with the city, he knows our documents and how the EDC works.. Mr. Carruth said if you want a separate attorney the complicated factor there, is if we hire another attorney that attorney would need to get here at a certain time and we would have to pay for the time he is waiting for the EDC to start. Pete Konidis asked if we need to table this until we get a contract? President Dugas said I don't see why. Mr. Carruth said we can approve it tonight and come back with a contract And approve the contract. Dugas yes when the contract is done. Mr. Carruth wanted a contract with

Mr. Monk on this and I was in agreement and so was Mr. Ozley. President Dugas said it was a smart thing to do and it benefits Mr. Monk also. President Dugas called for a record vote. All were in favor none opposed. Motion passed.

ITEM XI:

Discussion on Churches. Rhonda Dugas asked Mr. Monk if there needed to be a motion and he said if it was on the agenda yes, but this is Discussion only. President Dugas said she and Mr. Ozley had talked About this for months and then Mr. Badon mentioned it in one of the Meetings and she had been asked from some people around town If churches could go out for EDC. We can discuss this only and at the Conference talk to some people there and see how they handle it. Mr. Badon said they are nonprofit organizations and he had never seen money given to non-profit for a capital gain he thinks that would be happening and It would be an opening up for people because he could call his house a church. Paul Oliver said this is economic development and churches do not generate any tax base to us. Paul Oliver would like to keep it business oriented that the city can offer. Rhonda Dugas well the discussion needed to happen she had been asked about it. She and Mr. Ozley had discussed it for a long time and when Mr. Badon brought it up at the last meeting I needed to put it on the agenda to see where everybody was on this subject. Thank you very much.

ITEM XII:

Deliberate and act on GEDC reimbursement for Quality Medical located at 4249 Lincoln Avenue. Total reimbursement is \$2,500 for advertising. President Dugas called for a motion and a second. The motion was made by Pete Konidis and a second was made by Letha Knaus. President Dugas said in the agenda email she sent 57 pages and was too big to go through email so gmail created a link and if you went to the link it opened and you could print or save if necessary. Mr. Tinsley does this every year and the last time the reimbursement had been applied was in March of 2023 so it has been a year. President Dugas called for a discussion. There were no questions or discussion. Take a record vote. All were in favor. None were opposed. Motion passed.

ITEM XIII:

Deliberate and act on GEDC reimbursement for Royal Queen Nails and Spa, LLC. Total reimbursement is for \$2,400 for advertising. Take a record

vote. President Dugas called for a motion. Sidney Badon made the motion And a second was made by Letha Knaus. Take a record vote. All were in Favor. None were opposed. Motion passed.

ITEM XIV:

Member comments.

President Dugas commented that she and Mr. Carruth and Mr. Ozley were in a meeting and discussing EDC and Mr. Ozley brought this up and Mr. Carruth has experience with this and I want you to think about this. We talked about getting iPads for the GEDC. The iPads would be attached to the desk and they would not be moved off the desk, but the iPads would be loaded with all the documents for the agenda for the EDC meeting. You could open up the file and look at all the documents have them right there in front of you during the meeting. Mr. Ozley was asked where he got that idea and it is from every other city in the entire state. Mark McAdams asked if we could do it for EDC and City council. Dugas stated we talked about doing that for city council and EDC but it originally came up for EDC and Mr. Carruth said they used them in Rockport. Mr. Carruth said the council packets were in the iPad it was a cost savings for Rockport due to the council packets were 250 or 350 pages. It is a convenience and saves money over time. We have not looked at cost yet. Dugas stated she just wanted to bring this up to the Board and see what they think about it. Paul Oliver would like to share the cost with city council. Dugas said they would be attached to the desk and not something that could leave. Paul Oliver agreed. Derek Thall asked if we would have remote access to that at home and the answer is yes.

ITEM XV:

President Dugas adjourned the meeting at 6:08 p.m.