

**MINUTES FOR THE REGULAR MEETING OF THE
BANDERA ECONOMIC DEVELOPMENT CORPORATION
THURSDAY, AUGUST 26, 2021 AT 5:30PM
AT CITY HALL, 511 MAIN STREET, BANDERA TX**

1. Call to order - *This meeting was called to order at 5:31PM. All members of the Board are present, except for Board Member Ojeda*
2. *All stood for the Pledge of Allegiance*
3. Announcements *Community roundup is September 2nd for the simple city presentation.*
4. Visitors to be heard (please keep comments to 3 minutes) - *No visitors to be heard*
5. Consent Agenda

(Items on consent agenda are considered being of a routine nature by The Economic Development Corporation and may require only limited discussion. Any Board Member may request that items be removed from the consent agenda and be considered separately for the purpose of discussion and voting.)

- a. Minutes of the July 15, 2021 meeting & minutes of the July, 26, 2021 public hearing.
- b. Corrected minutes for June 24, 2021 regular meeting
- c. Invoices due
- d. Reimbursement of Quickbooks for July, 2021
- e. BEDC financials as of July 2021
- f. Administrative Assistant Invoice

Board Member Kunz makes a motion to accept the consent agenda, seconded by VP Devenport. All in favor, none opposed. Motion passes.

6. Legislative update - *President Wilcox contacts attorney Monte Akers via phone, Mr. Akers speaks on principle bill of concern, hb2404, as it relates to 380 agreements. Explains that this bill primarily concerns the City but could affect the EDC. Board member Kunz asks if the city submits documentation on behalf of the EDC? Monte states that, in scope, the possibility of non-compliance lies with the City Council but the EDC is responsible for understanding their role within 380 agreements.*
7. Discussion and possible action on The Silver Sage representative, Art Crawford's proposal for the purchase of real property owned by the EDC - *Art Crawford discusses the Silver Sage's interest in the EDC owned properties on Buck Creek drive. Mr. Crawford states that The Silver Sage proposes and offer of \$400,000 for the properties stated, with \$4,000 earnest money. The primary intent of use for the land is developing an affordable housing community for senior citizens with some commercial buildings. Mr. Crawford outlines the proposed development details. Secretary Arterbury asks what is the estimated length of time to complete this project, Mr. Crawford responds it is a five-year project. Silver Sage plans to own and rent out these properties. President Wilcox asks what the rental income projections are for affordable housing, Mr. Crawford responds that the smallest units start at approximately 600sqft and will rent for an estimated \$660, and then renters will be qualified by income with the lowest rent starting at \$330. Atty. Monte asks the Board if the property in discussion was purchased as an investment property? Toni responds, the EDC*

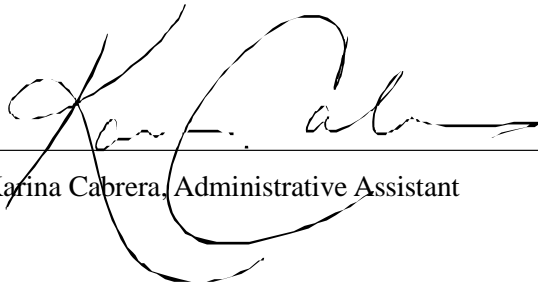
purchased these lots as the last available lots in Bandera, Tx. CD's were used to purchase the properties. Monte asks if there is anything else in the deed that restricts what the EDC can do, such as reversionary clauses? Board answers no. Monte states, should the Board decide that they accept The Silver Sage offer, if sold straight out, the EDC is required to get fair market value for the properties. Mr. Crawford asks about fair market value to Monte, Monte states that fair market value does not require an appraisal, only an agreed to price between the buyer and seller. VP Devenport abstains from any motion for ethical reasons. Board member Kunz asks Mr. Crawford about a previous discussion regarding ideas with housing and independent utilities, Mr. Crawford discusses that after discussions with developers, it would be more beneficial to Silver Sage to own the properties than to sell them outright. Mr. Crawford discusses details on infrastructure. Toni Kunz asks if there would be considerations of sale after the project completion? Mr. Crawford responds, that may not be likely. Mr. Crawford outlines Silver Sage's goals. Secretary Arterbury makes a motion to table this item, Board Member Ross seconds, VP Devenport abstains, the rest of the Board is in favor. Motion passes.

8. Discussion and possible action on the proposal by Bandera Fire and Rescue to obtain a minimum of two acres of land needed to sufficiently house a fire station/ training facility - *Mr. Smith speaks on the proposal for the same property discussed by Art Crawford. He states that Bandera Fire and Rescue does not have the same income to offer for the properties, but outlines the importance of a larger fire station/ training facility for the city. The Bandera Fire and Rescue is willing to pay a fair market value price to the EDC for the purchase of the properties on Buck Creek Dr. Their intent is to expand to better serve the community. Board Member Ross states that her dilemma is that this is a residential neighborhood with a school, and feels that this property is too crowded and not appropriate for their intended facilities. Board Member Ross also states concerns with the BFR paying fair market value through low payments. Mr. Smith defends his proposal as an investment to the community. Board Member Kunz agrees with Board Member Ross' views for this particular property. Monte asks if the land is subject to the Buck Creek Village restrictions, Board Member Morse responds yes, it is mixed used land and the fire department would be able to build. Board Member Kunz requests going into a closed session to discuss further with the Atty. Monte Akers, President Wilcox agrees and moves into closed session at 6:22PM.*

CLOSED SESSION: The Bandera Economic Development Corporation will convene in executive session under Texas Government Code 551.072 for deliberation regarding real property; a governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property; *To wit: discussion with Attorney regarding item 7 and 8.*

ACTION AFTER CLOSED SESSION: The Bandera Economic Development Corporation will convene to consider any action after the closed session. *President Wilcox reinstates closed session at 6:37PM. Board Member Kunz makes a motion to table items for future decision, seconded by Secretary Arterbury. No discussion. All in favor, none opposed motion passes.*

9. Discussion and possible action on the Street Project in the amount of \$150,000 - *VP Devenport makes a motion to table this item until further information is provided, seconded by Board Member Morse. All in favor, none opposed, motion passes.*
10. Discussion and possible action regarding the use of the EDC Christmas lights - *President Wilcox states that the committee of 8 people, meeting september 8 at city park under the pavilion, to discuss logistics. This committee with help and guidance from the EDC will lead the volunteer efforts.*
11. Discussion and possible action on creating a digital file cabinet - *Board Member Kunz discusses a City based server for storing files and accessing files remotely. President Wilcox states that there are legality issues with this type of maintenance and server. VP Devenport discusses going through files to update files that are incomplete. VP Devenport makes a motion to allow an additional 8 hours a month for Administrative Assistant to clean up files, Board Member Kunz seconds. All in favor, none opposed. Motion passes.*
12. Discussion and possible action on the status of real estate property on Bandera Range Subdivision - *Board Member Morse makes a motion to order a survey for property, VP Devenport seconds. All in favor, none opposed. Motion passes. After the survey, Board Member Morse explains we can move forward with resolution. Board member Kunz talks about previous processes for drafting resolutions, stating they need to be drafted by the Attorney and approved by City Council.*
13. Update from Jerad Wilcox on tax form revision - *Went through the Secretary of State to revise the form. Asks admin assistant to complete Secretary of State information on email and get a new password from the Secretary of State.*
14. Update on the establishing of EDC facebook account - *There is no update*
15. Future agenda items *VP Devenport states that if we are doing promotional funding requests in September we need advertisements. Board member Kunz requests discussion for the Tinmark marker as a budget discussion and project partnership for back-in angle parking. President Wilcox would like to schedule budget workshops on 09/09/21, 09/16/21 and 09/23/21. Board member Kunz reminds the board that we need to stay focused on furthering discussions on land proposals.*
16. Comments from the Board - *Update City on vacant seat as filled.*
17. Establish next EDC meeting - *September 23rd, 2021*
18. Adjourn - *Meeting adjourned at 6:59PM*

A handwritten signature in black ink, appearing to read 'Karina Cabrera', written in a cursive style. The signature is positioned above a horizontal line.

Karina Cabrera, Administrative Assistant