Alvarado Economic Development Corporation
County of Johnson
State of Texas
4/23/2024
City Council Minutes.

The Alvarado Economic Development Corporation met in Work Session on Tuesday, April 23, for a Work Session at 6:00 p.m., and a Regular Session immediately following. The following were present for roll call:

Name	Title	Present	Absent	Excused
Tom Durington	Place 1	X		
Martin Douglas	Place 2	X		
Robert Brake	Place 3	X		
Jameye Jones	Place 4	X		
Jerry Pritchard	Place 5	X		
Cherry Bryant	Place 6	X		
Larry Pool	Place 7	X		

Others Present:

Hillary Cromer	Economic Development Director
Alicia Kreh	Attorney

WORK SESSION

1. Call to Order:
Martin Douglas called the Work Session to order at 6:00 p.m.

2. Invocation
Martin Douglas gave the invocation.

3. Discuss AEDC Meeting Schedule.
The board members agreed to quarterly meeting with the remainder of the meetings being held in July and October 2024 with special meetings as needed.

4. Façade Grant Program
Ms. Cromer asked the board of directors for guidance related to whether they would like her to develop a Storefront Improvement Program for the City, and if so, what elements it should include. It was determined that the board would like for her to develop and program and bring it to them for consideration and action at their next regular board meeting. The general consensus instructed Ms. Cromer to develop a citywide Storefront

Improvement Program offering existing businesses a 50% matching grant up to $25,000 for identified exterior improvements such as structural safety upgrades, brick and masonry repair or cleaning, façade repair/remodel, painting/staining, door/window replacements, parking improvements, signs, and landscaping and lighting enhancements.

5. Discuss Agenda Items: None.

REGULAR SESSION

Marty Douglas called the Regular Session to order at 6:30 p.m.

PUBLIC COMMENTS

None.

BOARD COMMENTS

None.

NEW BUSINESS

AGENDA ITEM #6
Oath of Office

AGENDA ITEM #7
Election of Officers

Motion was made by Jameye Jones and seconded by Cherry Bryant to appoint Martin Douglas as the AEDC President.
This motion supported votes 7 in approval and 0 votes opposed. Motion carried.

Motion was made by Cherry Bryant and seconded by Robert Brake to appoint Jerry Pritchard as the AEDC Vice President.
This motion supported votes 7 in approval and 0 votes opposed. Motion carried.

Motion was made by Cherry Bryant and seconded by Tom Durington to appoint Jameye Jones as the AEDC Secretary.
This motion supported votes 7 in approval and 0 votes opposed. Motion carried.

Motion was made by Jameye Jones and seconded by Larry Pool to appoint Robert Brake as the AEDC Treasurer.
This motion supported votes 7 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #8
September Minutes

Motion was made by Tom Durington and seconded by Jerry Pritchard to approve the minutes of the September 12, 2023, AEDC board meeting.
This motion supported votes 7 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #9
MARCH MINUTES
Motion was made by Larry Pool and seconded by Robert Brake to approve the minutes of the March 5, 2024, AEDC board meeting.
This motion supported votes 7 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #10
Bylaws

Motion was made by Jameye Jones and seconded by Jerry Pritchard to recommend that City Council approve the amended and restated AEDC bylaws.
This motion supported votes 7 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #11
BLOSSOMS GRANT

Motion was made by Larry Pool and seconded by Robert Brake to recommend that City Council authorize the Economic Development Director to negotiate and execute a $5,000 grant for a promotional partnership with Blossoms on the Square located at 101 S. Friou Street.
This motion supported votes 7 in approval and 0 votes opposed. Motion carried.

EXECUTIVE SESSION
PURSUANT TO TEXAS OPEN MEETINGS ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THE EDC BOARD CONVENED INTO CLOSED SESSION AT 7:08 P.M. TO DELIBERATE UNDER §551.071 CONSULTATION WITH ATTORNEY ABOUT ANY MATTER ON THE AGENDA; §551.087 THE TERMS AND CONDITIONS OF AN INCENTIVE PROGRAM FOR A POTENTIAL DEVELOPMENT AT 1011 N. CUMMINGS DRIVE; AND §551.072 DELIBERATION REGARDING REAL PROPERTY TO DISCUSS 200 U.S. HWY 67, 1100 CUMMINGS DR., 813, 817, AND 821 S PARKWAY DR AND 1108 S. SPARKS DR.

RECONVENE
President Martin Douglas reconvened into regular session at 8:00 p.m.

AGENDA ITEM #12

Motion was made by Jerry Pritchard and seconded by Tom Durington to authorize Economic Development Director to negotiate an incentive agreement as discussed in executive session to be considered at the next meeting.
This motion supported votes 7 in approval and 0 votes opposed. Motion carried.

There being no further business, Martin Douglas adjourned the meeting at 8:01 p.m.

Passed and approved this the 23rd day of April, 2024.

President Martin Douglas

Respectfully Submitted,

Hillary Cromer