Meeting Minutes: Alvarado Economic Development Corporation (AEDC)

Date: Monday, July 22, 2024

Location: Council Chambers, 104 W. College, Alvarado, Texas 76009

Time: 6:30 P.M.

Call to Order

The meeting was called to order by President Marty Douglas at 6:30 P.M.

Roll Call

Name	Title	Present	Absent	Excused
Tom Durington	Place 1	X		
Martin Douglas	Place 2	X		
Robert Brake	Place 3	X		
Carrie Keeton	Place 4	X		
Jerry Pritchard	Place 5	X		
Cherry Bryant	Place 6	X		
Larry Pool	Place 7	X		
Hillary Cromer	Economic Development Director	X		
Laura Cox	CEO	X		

Invocation

The invocation was led by Marty Douglas.

Pledge of Allegiance

The Pledge of Allegiance was recited by all present.

Citizen Participation and Public Input

No comments were made.

Consent Agenda

i. Consideration and action to approve the 5/16/2024 AEDC Board meeting minutes.
ii. Consideration and action to approve the meeting minutes of the 04/25/2024 meeting between the City of Alvarado City Council, the EDC Board, and the P&Z Commission.
iii. Consideration and action to approve the meeting minutes of the 06/10/2024 meeting between the City of Alvarado City Council, the EDC Board, and the P&Z Commission.

Action: Larry Pool made a motion to approve the Consent Agenda. Tom Durington seconded the motion. Minutes were reviewed and approved by unanimous vote, 7-0.

New Business

iv. Summary of Financial Report for Q2 FY 2023/2024

Summary: The Financial Report was presented by Hillary Cromer and discussed by Board members. No action necessary.

v. Consideration and action to approve the Alvarado Storefront Improvement Grant Program.

Summary: Hillary Cromer presented a detailed overview of the proposed Storefront Improvement Program, aimed at providing financial assistance to property owners or business tenants looking to renovate or restore their commercial storefronts.

Action: Tom Durington made a motion to approve the proposed Storefront Improvement Grant Program and authorize staff to administer it pursuant to the accompanying guidelines to include a matching grant, offering up to 50% of project costs, with a maximum grant amount of $25,000. Robert Brake seconded the motion and the board unanimously voted, 7-0, to approve.

iv. Consideration and action to approve AEDC's Regular Board Meeting Schedule Board members discussed the schedule for upcoming meetings.

Summary: Hillary Cromer presented the proposed meeting scheduled based on guidance provided by the Board at their last meeting.

Action: Jerry Pritchard made a motion to approve holding regular meetings on the 4th Monday of January, April, July, and October beginning in 2025. Robert Brake seconded the motion. The Board unanimously voted, 7-0, to approve. Larry Pool made a comment reminding everyone in the room that Special meetings can still be held between regular meetings, as needed, to provide quality customer service to partnering businesses.

Executive Session

The board entered into executive session at 6:59 P.M. to discuss the following items:

§ 551.072: Deliberation regarding real property.

a) Project HWY 67 2024 A
b) Project Downtown 2024 A
c) Project South Parkway 2024 A.

§ 551.087. Deliberation regarding economic development negotiations.

a) Project Meatball

The board reconvened in open session at 7:49 P.M. No action was taken following Executive Session.

Board Comments

Tom Durington thanked Jameye Jones for her service on the board.

Adjournment

The meeting was adjourned at 7:50 P.M. by President Marty Douglas.

Martin Douglas, Board President

Respectfully Submitted,

Hillary Cromer, Economic Development Director