

MINUTES  
GROVES ECONOMIC DEVELOPMENT CORPORATION  
CITY COUNCIL CHAMBER  
GROVES CITY HALL  
NOVEMBER 20, 2023

IN ATTENDANCE:

Rhonda Dugas, Paul Oliver, Mark McAdams, Derick Theall, Pete Konidis,  
Brandon Monk

ABSENT:

Letha Knaus, Sidney Badon

President Dugas called the meeting to order.

President Dugas welcomed guest and news media

ITEM IV:

Ms. Dugas asked for a motion to approve the minutes for the November 20, 2023

Groves Economic Development Corporation Meeting. A motion was made  
By Mark McAdams and a second was made by Derick Theall. There were  
no

questions and a vote was taken. All were in favor and the motion passed.  
None opposed.

ITEM V:

Ms. Dugas called for Citizen Comments. There were none.

ITEM VI:

Ms. Dugas called for business updates. City Manager Mr. Carruth received  
a report from

Don Pedraza of 128 pages of active permits within the city. The printout is  
difficult to

see and Mr. Pedraza is working on a new format that would also give us a  
regular

update on this activity. Ms. Dugas said the Fox and Graham property was  
approved.

tonight by City Council for a replat. We might be seeing some activity with  
the

Property. Mr. Carruth said the replat makes the property more attractive for  
a business.

Mr. Carruth spoke with Mr. Smith who bought the former hospital property about issues with the fencing and upkeep of the property. There are homeless people squatting in the building. Police and Fire Department are making regular runs to the building. Mr. Smith is aware of this ongoing issue. Mr. McAdams asked when the demolition would start. Mr. Carruth did not know. Ms. Dugas said she thinks a couple of months ago Mr. Smith said next year work on the property would start. Mr. Oliver had a question. Mr. Smith said he was looking at the front of the property to be commercial and the back portion would be residential housing for the elderly. Could Mr. Carruth speak to Mr. Smith about an urgent care center? Mr. Carruth stated urgent care has a lot to do with reimbursement schedules from the federal government. On 365 there are 4 – 6 of these businesses. Mr. Oliver stated that the elderly would not have far to go if there was an emergency care facility built on his property. Mr. Carruth said an option would be for us to bring in a retail consultant in the market to find a site for that type of business. Mr. Smith's focus is elder care, housing, and retail.

#### ITEM VII:

Mr. Ozley discussed our Budget report and Sales Tax report. We had the best sales tax month ever. It was \$331,000 for the month of October which are August and September sales numbers. This is an 8% increase verses last year and the biggest sales tax receipts ever. Budget report schedule was updated to show the three grant reimbursements from last month as well as adding 2023-2024 to the report. Port Arthur Chick Fil A is back open and might take some of our sales tax. The Port Arthur location was closed for six months. We should

receive a report that shows gross sales of different industries. Future budget transfers are on the 2023-2024 report. We will have revenue coming in every single month. Mr. Ozley will forward this report to us.

#### ITEM VIII:

Picture Frames price point for the EDC Proclamation. Ms. Dugas attached to the EDC agenda

a copy of the information to purchase frames for the EDC Proclamations.

Ms. Dugas called

for a motion and a second. Mark McAdams made the motion and Pete Konidis made the

second. Discussion. Ms. Dugas stated she did not have Mr. Konidis email address. A \$35

price point was considered because the price changed according to the color of the frame.

Ms. Dugas brought a sample of the paper ordered for the proclamation.

The color is ivory.

Ms. Dugas stated she liked the gold, natural or if necessary, the black. Mr. Oliver said

The gold would give it more class. Ms. Dugas said she sent an email that showed the

seal and the star which is gold. Ten frames come with an order. First year congratulations

and three years congratulations. The price point is \$35. Mr. Oliver stated we should order

20 frames. Ms. Dugas called for the motion to be amended to include quantity and a

different price point. The motion was amended by Mr. McAdams to consider ordering

a quantity of 20 not to exceed \$70 for the picture frames for EDC proclamations.

Ms. Dugas; we have a motion and a second all were in favor and none opposed. Motion

Carries.

#### ITEM IX:

Placing ad in Chamber magazine. Ms Dugas called for a motion. Motion was made by

Derick Theall. Mr. Oliver made the second. Ms. Dugas received an email for the new

Chamber magazine that would also be digital. The magazine is a business magazine.

Ms. Dugas thought what if the EDC advertised in this magazine and the Groves businesses would see the ad and broaden our exposure and help them with certain things. A big selling point for EDC is reimbursement for advertising and signage. We could do a  $\frac{1}{4}$  page or

$\frac{1}{2}$  page. Ms. Dugas spoke with Mr. Ozey about this and if EDC had the money to purchase the advertising. The  $\frac{1}{4}$  page is \$495  $\frac{1}{2}$  page is \$695. This advertising has the potential

to reach 15,000 people and all businesses in Groves. We get free ad design with this.

We can defer the payment until March. The ad would be for a year.

Magazine comes out

yearly once a year. Mr. Ozley stated technically it is called the Groves Chamber Community

Guide and Directory. Mr. Konidis stated this is the one that stays on the desk at the

Chamber. This year they are adding digital. Mr. McAdams suggested  $\frac{1}{4}$  page Mr. Oliver

agreed. Ms. Dugas stated she discussed with Mr. Ozley the EDC have it's own email

address. The President and the Director would monitor the email address and be sent to

the Board. A rough draft of the information to be put on the ad was shown.

Background

of the picture was discussed and it was suggested pictures of the signs coming into

Groves could be used. The colors would be green and white. Mr. Konidis pulled up a

picture of the sign and it was favored to be used. It was discussed if there would be

enough room to show some of the businesses that EDC has helped. It was decided

no. Mr. Oliver suggested to purchase the  $\frac{1}{4}$  page and see what response we would

get. Mr. Oliver suggested using the white sign by the bank as an example of the ad.

Mr. McAdams liked the information to be put on the ad.

The motion was amended to include ¼ page for \$495 and to authorize Ms. Dugas to work with the designer for this ad. Ms. Dugas stated she is looking to increase the presence of the EDC with Groves and the surrounding areas. Derick Theall made the motion to amend and Mr. Oliver made the second. A vote was taken. Motion was approved, none opposed. Motion carried.

ITEM X:

Pizza Artista reimbursement. Ms. Dugas called for a motion to approve the reimbursement grant to Pizza Artista in the amount of \$2,500 for advertising.

Pete Konidis made the motion and Derick Theall made the second. Ms. Dugas

Asked for a discussion. Mr. Geisel attended. Ms. Dugas asked for a vote. Vote

was taken all approved none opposed. Motion carried.

ITEM XI:

Member comments. Mr. Theall welcomed Mr. Konidis to the Board and wished everyone

A happy thanksgiving. Ms. Dugas stated the next EDC meeting will be December 18.

Ms. Dugas stated she visited with Mr. Ozley and he showed her where Monceaux's

Received a reimbursement for signage and exterior for \$1,500 July 13, 2016.

ITEM XII:

Meeting Adjourned 6:59 p.m.