



NOTICE OF REGULAR MEETING
GONZALES ECONOMIC DEVELOPMENT CORPORATION
CITY OF GONZALES MUNICIPAL BUILDING
820 ST JOSEPH STREET
GONZALES, TEXAS 78629
OCTOBER 27, 2025 6:00 PM
MEETING MINUTES

- 1. Call to Order** – President, Josh Gray, called the meeting to order at 5:59pm.
- 2. Pledge of Allegiance and Invocation** – Vice President Ken Morrow led the Pledge of Allegiance and President Josh Gray the Invocation.
- 3. Roll Call and Certification of Quorum**

Board Members Present:

Josh Gray, President
Ken Morrow, Vice President
Amy Peeler, Secretary/Treasurer
Trey Lester, Director
Murfin (Shane) Barnett, Director
Sandra Mauldin, Director
Mark Ince, Director

Board Members Absent:

There were no board members absent.

Staff Members Present:

Amanda Garza, Arena Operations Manager
Ralph Camarillo, Parks & Recreation Director
Susan Sankey, Gonzales Economic Development Corporation Executive Director
Jodie Miller, Gonzales Economic Development Corporation Administrative Assistant

City Council in Attendance:

Harold Stom, Councilman District 4

Guest in Attendance:

There were no additional guests in attendance.

- 4. Petitions or Request from the Public** – There were no petitions or requests from the public.

5. **Consent Agenda** – Vice President Ken Morrow made a motion to accept the consent agenda as presented. Secretary/Treasurer Amy Peeler seconded the motion. A poll vote was taken, the motion carried unanimously.
 - a) Minutes from September 22, regular meeting and minutes from September 29, public hearing/special meeting.
 - b) Monthly financial report ending September 30, 2025.
 - Balance Sheet
 - Financial Statement
 - Bank Reconciliation
 - GEDC Investments
6. **Presentation and Update concerning development of 1835 Village, a master planned community** – Richard Kunz, Manager, APT Avalon Park Holding, L.P. did not show for his requested time for a presentation. Gonzales Economic Development Corporation Executive Director Susan Sankey reported she had been in contact with Mr. Kunz the last couple of weeks and provided him with a copy of Section 505.153 of the Texas Local Government Code, the affordable housing statute and a copy of 42 USC 1274, the federal statute. Gonzales Economic Development Corporation Executive Director Susan Sankey also reported Richard Kunz stated he intends to present at City Council November 14th and also plans to present to the county. President Josh Gray asked for a definition of affordable housing. Economic Development Corporation Executive Director Susan Sankey provided a brief definition based on direction from GEDC legal council, Jeff Moore. GEDC can not help with residential projects unless it is an affordable housing project referred to as Section 8 Housing. If it's traditional residential housing we can not assist.
7. **Executive Director's Report** – Executive Director Susan Sankey spoke regarding sales tax information including new sales tax software, projected updates and information included Stand Up Rural America, hosting Congresswoman Monica De La Cruz, Educational updates on Texas A&M Victoria and Victoria College, Update on signage incentive for The Running M, BYK luncheon, RFP regional economic development update on proposals, Lynn Theater and Synergos Project and upcoming conferences/meetings/trainings.
8. **Discussion and direction regarding Parks Master Plan** – The board discussed the importance of a Parks Master Plan and JB Wells as a separate assessment and the importance of updated analytics along with community engagement. It was determined that the board is supportive of the efforts to obtain a Parks Master Plan and a JB Wells Master Plan and encourages an RFP. Executive Director Susan Sankey will take recommendations to City Council.
9. **Discuss, Consider, and Possible Action on GEDC Incentives Program and application information** – Secretary/Treasurer Amy Peeler made a motion to accept the Incentive Program as is and Director Shane Barnett seconded the motion. A poll vote was taken, the motion carried unanimously.

10. The GEDC Board met in closed session in accordance with Sections 551.071, 551.072 and 551.087 of the Texas Government Code, in accordance with the authority contained in:

The GEDC convened into closed session at 7:03pm.

Section 551.071, 551.072 and 551.087 – consultation with attorney, to deliberate the purchase, exchange, lease, or value of real property, and to discuss or deliberate regarding commercial or financial information the GEDC has received from a business prospect and deliberate the offer of a financial or other incentive to a business prospect.

- Water Street

The GEDC reconvened to open meeting at 7:40pm.

11. Reconvene to open meeting – No action was taken on matters discussed in Executive Session – Board asked that the Executive Director Susan Sankey follow up on directive.

12. Adjourn – Secretary/Treasurer Amy Peeler made a motion to adjourn. Director Shane Barnett seconded the motion. The meeting adjourned at 7:40pm.

PASSED AND APPROVED THE 24th DAY OF NOVEMBER 2025.

Josh Gray, President
Amy Peeler
Amy Peeler, Secretary-Treasurer