

APRIL 8, 2025 REGULAR MEETING MINUTES  
HEARNE COMMUNITY DEVELOPMENT CORPORATION  
306 W Third Street, Hearne, Texas 77859  
HEARNE PUBLIC SAFETY BUILDING

CALL MEETING TO ORDER

**Action/Discussion:** Meeting was called to order at 6:00 pm by Virgil Blankenship, Type B President. All members in attendance are listed as follows: Virgil Blankenship, Nelda Trevino, Paula Deal, Karen McDade, LaTonya Darnell, and Charlie Shear. Also in attendance were Board Attorney Floyd Akers and Executive Secretary Rebecca Gordon. Board member Travis LaCox was not in attendance.

DETERMINATION OF QUORUM

**Action/Discussion:** Determination of a quorum was met with members listed above being present.

PUBLIC COMMENT

**Action/Discussion:** No Public Comments.

***No action required.***

**Item 1:** APPROVE MINUTES FROM TYPE B BOARD MEETINGS OF MARCH 11, 2025 AND MARCH 26, 2025

**Action/Discussion:** Paula Deal made a motion to approve minutes as presented from the Type B Board meeting of March 11, 2025 and special meeting and workshop on March 26, 2025. Nelda Trevino seconded the motion. ***Motion passed unanimously.***

**Item 2:** BOARD FINANCIAL INFORMATION SHEET, MONTHLY EXPENDITURES, AND BOARD SIGNATURE CARDS FOR BANK ACCOUNTS, BY BOARD PRESIDENT

**Action/Discussion:** Virgil Blankenship reviewed the monthly financials. It was previously approved to add all current board members to all bank accounts at SouthStar Bank. Members were provided a bank authorized signer page to either be turned into the bank directly or given to Rebecca Gordon to have those signature cards available for the next meeting to sign. ***No action required.***

**Item 3:** PRESENTATION/DISCUSSION AND/OR ACTION ON LISA BAKER PROJECT

**Action/Discussion:** Lisa Baker brought a wide range of custom items along with a detailed project plan and application for the board members. Mrs. Baker stated that she will be purchasing the old Wilson Drug building set to close in June and will be offering arts and crafts classes for the Hearne Community. These classes would be taught by her and range from sewing, painting and card making. The board was very impressed with her presentation and will further discuss her application in the next board meeting. ***No action required.***

**Item 4:** PRESENTATION/DISCUSSION AND/OR ACTION BRAD ELY (EDWARD JONES) PROJECT

**Action/Discussion:** Tabled due to Mr. Brad Ely not in attendance for presentation.

**Item 5:** PRESENTATION/DISCUSSION AND/OR ACTION ON APPLICATION PACKAGE BY CHARLIE SHEAR & SHARON CORTEMELIA

**Action/Discussion:** The new guidelines and application package was heavily discussed and edited at the March 26, 2025 workshop held. Board members decided to go with Sharon Cortemelia's version and she will be making all up to date edits for a final workshop later this month. ***No action required.***

**Item 6:** PRESENTATION/DISCUSSION AND/OR ACTION BOARD QUORUM AND EXECUTIVE SESSION BY VIRGIL BLANKENSHIP

**Action/Discussion:** Virgil Blankenship and Board Attorney, Floyd Akers, heavily discussed and reviewed the proper quorum numbers needed for the board in these circumstances. Akers will continue his due diligence and bring it back at the next meeting. ***No action required.***

**Item 7:** DISCUSSION AND/OR ACTION ON BOB FARLEY'S CONTRACT

**Action/Discussion:** ***Discussed in the Executive Session.***

**Item 8:** DISCUSSION AND/OR ACTION ON NEW WEBSITE BY SHARON CORTEMELIA.

**Action/Discussion:** Sharon Cortemelia, Type A board member, presented the final viewing of her version of the EDC website to the board and encouraged the board to give suggestions of items that needed to be added. She has paid out of pocket for all upfront costs including domain name and the annual subscriptions totaling \$461.25 for each board and will be submitting an invoice for reimbursement. Sharon walked the board over the newly secured EDC website and highlighted the project before and after pictures and the application process that will be available to the prospective project client. Charle Shear thought it would be best to only have the completed project pictures versus the before and afters. Virgil Blankenship made a motion to approve the website and reimburse Sharon Cortemelia once an invoice is received. Paula Deal seconded the motion. ***Motion passed unanimously.***

**Item 9:** DISCUSSION AND/OR ACTION ON CITY PROJECTS

**Action/Discussion:** This discussion was covered and approved in the March 26, 2025 Special meeting and workshop. ***No action required.***

Regular meeting adjourned at 6:56 pm.

The Executive Session was called to order at 6:56 pm.

**Item 10:** EXECUTIVE SESSION ITEMS:

- i) DISCUSSION ON ECONOMIC DEVELOPMENT NEGOTIATIONS SUBJECT TO THE TEXAS GOVERNMENT CODE SECTION 551.087
- ii) DISCUSSION REGARDING DELINQUENT PERFORMANCE AGREEMENTS SUBJECT TO THE TEXAS GOVERNMENT CODE SECTION 551.08

The Executive Session adjourned at 7:21 pm.

The Regular meeting was called to order at 7:21 pm.

**Item 11:** OPEN SESSION ITEMS:

- i) DISCUSSION ON ECONOMIC DEVELOPMENT NEGOTIATIONS SUBJECT TO THE TEXAS GOVERNMENT CODE SECTION 551.087
- ii) DISCUSSION REGARDING DELINQUENT PERFORMANCE AGREEMENTS SUBJECT TO THE TEXAS GOVERNMENT CODE SECTION 551.08

**Action/Discussion:** Paula Deal made a motion to accept Bob Farley's contract with two (2) clarifications. Latonya Darnell seconded the motion. ***Motion passed unanimously.***

**Item 12:** PRESIDENT'S UPDATE

**Action/Discussion:**

- i) FUTURE AGENDA ITEMS/PROJECTS
- ii) DR. PAVAN - Her monthly payments will begin in May 2025.
- iii) BUSINESS PARK

**Item 13:** PUBLIC COMMENTS - NON-AGENDA ITEMS

**Action/Discussion:** No Public Comments.

Meeting adjourned at 7:22 pm.