

HEARNE TYPE B (4B)  
HEARNE COMMUNITY DEVELOPMENT CORPORATION PUBLIC  
HEARING & REGULAR MEETING MINUTES



306 W THIRD STREET, HEARNE, TEXAS 77859  
CITY OF HEARNE COUNCIL CHAMBERS  
TUESDAY, JUNE 10, 2025 6:00P.M.

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**CALL PUBLIC HEARING TO ORDER**

The public hearing was called to order at 6:00 pm by Virgil Blankenship, Type B President, to consider the Brazos Bridge Wealth Partners LLC project in the amount of \$50,000.00 and the City of Hearne Godfrey Gentry playground equipment in the amount of \$39,567.00.

**CLOSE PUBLIC HEARING**

No public comments were made and the public hearing closed at 6:01 pm.

**MEETING CALLED TO ORDER**

Meeting was called to order at 6:01 pm by Virgil Blankenship, Type B President. All members in attendance are listed as follows: Virgil Blankenship, Nelda Trevino, Karen McDade, Travis LaCox and Charlie Shear. Also in attendance were Board Attorney Floyd Akers and Executive Secretary Rebecca Gordon. Board members Paula Deal and LaTonya Darnell were not in attendance.

**DETERMINATION OF QUORUM**

Determination of a quorum was met with members listed above being present.

**PUBLIC COMMENT**

No public comments. *No action required.*

**ITEM 1: APPROVE MINUTES FROM TYPE B BOARD MEETING OF MAY 13, 2025**

Charlie Shear made a motion to approve minutes as presented from the Type B Board meeting of May 13, 2025. Nelda Trevino seconded the motion. *Motion passed unanimously.*

**ITEM 2: DISCUSSION AND/OR ACTION ON BOARD FINANCIAL INFORMATION SHEET, MONTHLY EXPENDITURES, AND BOARD SIGNATURE CARDS FOR BANK ACCOUNTS, BY BOARD PRESIDENT**

Virgil Blankenship reviewed the monthly financials and noted that the CD interest is coming in nicely, but to expect big expenses to come out in June. Virgil also thanked the board for their action of moving money to the CD, one of the best decisions the board has made. Virgil concluded by reminding the board to turn in their account banking documents to either Executive Secretary, Rebecca Gordon, or to the bank directly. This needs to be done and completed promptly in order to have the new signature cards available to sign at next month's meeting. *No action required.*

**ITEM 3: PRESENTATION/DISCUSSION AND/OR ACTION ON MEMORIAL FUNERAL HOME PROJECT**

A pre-meeting is the next step to fill in missing information. *Tabled.*

**ITEM 4: DISCUSSION AND/OR ACTION ON BRAZOS BRIDGE WEALTH PARTNERS LLC PERFORMANCE AGREEMENT PROJECT**

Board members reviewed a revised copy of the Brazos Bridge Wealth Partners LLC's performance agreement along with Brazos Wealth Partners LLC members, Brad ELY and Gerald Giesnschlag. Charlie Shear inquired if the 2 new employees would be in year 1 or in year 2 of the agreement. Mr. Ely confirmed it would be in year 1. Travis LaCox made a motion to accept Brazos Bridge Wealth Partners LLC's performance agreement as presented. Nelda Trevino seconded the motion. *Motion passed with 4 in favor and 1 no.*

**ITEM 5: DISCUSSION AND/OR ACTION ON GODFREY GENTRY PLAYGROUND EQUIPMENT**

The City of Hearne presented an invoice for the newly renovation of the Godfrey Gentry playground equipment. Virgil Blankenship inspected the new equipment and added it looks really nice. Nelda Trevino made a motion to approve the City of Hearne's Godfrey Gentry playground equipment invoice in the amount of \$39,567.00, split with Type A Board. Karen McDade seconded the motion. *Motion passed unanimously.*

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**ITEM 6: DISCUSSION AND/OR ACTION ON REVISION OF BYLAWS**

Attorney Akers researched along with Virgil Blankenship and advised the board could amend their Bylaws to add a quorum requirement that a minimum of three (3) members of a seven (7) member board must be attendance at all meetings. Charlie Shear asked for clarification and Board Attorney Akers advised that if the three (3) member minimum for a quorum is written in the board's bylaws, it would be legal and if not, then a quorum consisting of a minimum of four (4) members shall be followed. Travis LaCox made a motion to amend the current bylaws to state that a quorum of a minimum of three (3) members shall be present at all meetings. Nelda Trevino seconded the motion. *Motion passed unanimously.*

**ITEM 7. DISCUSSION AND/OR ACTION ON 2025-2026 BUDGET**

Board President Virgil Blankenship presented a rough draft of numbers for the upcoming fiscal year's proposed budget and added if members can review in order to get it finalized in the near future. *No action required.*

**ITEM 8. DISCUSSION AND/OR ACTION ON BUSINESS ASSISTANCE RATING CHART**

This chart is for board information. *Further discussed in Executive Session.*

**ITEM 9. DISCUSSION AND/OR ACTION ON ATTORNEY FLOYD AKERS ON REQUIREMENT FOR CITY RESOLUTIONS**

Board Attorney Akers led this discussion and stated that every approved project, regardless, if it is a City project or a Type A/Type B project, will need a City Council resolution requiring two (2) separate readings and pursuant to Texas statute, a sixty (60) day waiting period will be required before funding will be made available for reimbursement. *No action required.*

Regular meeting adjourned at 6:39 pm.

Executive Session was called to order at 6:42 pm.

**ITEM 10. EXECUTIVE SESSION ITEMS: i) DISCUSSION ON ECONOMIC DEVELOPMENT NEGOTIATIONS SUBJECT TO THE TEXAS GOVERNMENT CODE SECTION 551.087 ii) DISCUSSION REGARDING STEWART LAWNCARE SUBJECT TO THE TEXAS GOVERNMENT CODE SECTION 551.087**

Executive Session adjourned at 7:03 pm.

Regular meeting was called to order at 7:05 pm

**ITEM 11. OPEN SESSION ITEMS: i) DISCUSSION ON ECONOMIC DEVELOPMENT NEGOTIATIONS SUBJECT TO THE TEXAS GOVERNMENT CODE SECTION 551.087 ii) DISCUSSION REGARDING STEWART LAWNCARE SUBJECT TO THE TEXAS GOVERNMENT CODE SECTION 551.087**

- Nelda Trevino made a motion to approve the revised Business Assistance rating chart. Travis LaCox seconded the motion. *Motion passed unanimously.*

**ITEM 12. PRESIDENT'S UPDATE:**

- i. **BUSINESS PARK/LEASE (MIKE CURTIS)**
- ii. **TORTILLERIA FACTORY-** An email reminder was overlooked by the owners, who immediately took care of the required items needed to stay in compliance with the terms of their Performance Agreement.
- iii. **STONE'S LIQUOR STORE –** Has reached out to ask for an application.
- iv. **NEW AGENDA ITEMS –** Nelda Trevino submitted her resignation and advised this would be her last meeting.

**ITEM 13. PUBLIC COMMENTS - NON-AGENDA ITEMS** *no public comments.*

Meeting adjourned at 7:09 pm.