



**KENEDY 4B CORPORATION MINUTES  
NOVEMBER 22, 2021 – 6:00 P.M.  
CITY AUDITORIUM IN THE RUHMAN C. FRANKLIN MUNICIPAL BUILDING  
303 W. MAIN ST., KENEDY, TX 78119**

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**MEMBERS PRESENT:**

Gary Richards, President  
Felipe Leal, Vice President  
Leslie Wynn, Treasurer  
Cindy Saenz, Secretary  
Lajuana Kasprzyk, Director  
Don Staggs, Director

**MEMBERS ABSENT:**

Walter (Trey) Hill III, Investment Officer

**CITY PRESENT:**

Ruby Beaven City Secretary

**CITY ABSENT:**

**1. Call meeting to order and announce a quorum is present.**

President Richards called the meeting to order at 6:00 p.m. and announced a quorum was present.

**2. Public comments.**

No public comments.

**3. Discussion and approval of the regular meeting minutes for October 25, 2021.**

**Motion:** Treasurer Wynn made a motion to approve the regular minutes for the October 25, 2021 meeting. Director Kasprzyk seconded the motion. Motion carried with all present voting in favor.

**4. Discussion and possible action to approve the October 2021 Financial Report.**

Director Kasprzyk inquired if the Sports Complex Bond payment of \$123,900 was all principal or principal plus interest.

**Motion:** Treasurer Wynn made a motion to approve the October 2021 Financial Report. Secretary Saenz seconded the motion.

In favor: President Richards, Vice President Leal, Treasurer Wynn,  
Secretary Saenz, Director Staggs

Abstained: Director Kasprzyk

Motion carried with five voting in favor and one abstention.

**5. Discussion and possible action to approve bills to be paid for the month of November 2021.**

**Motion:** Director Kasprzyk made a motion to approve the bills for November 2021. Vice President Leal seconded the motion. Motion carried with all present voting in favor.

**6. Discussion and possible action to amend the budget for EDC 4B website not to exceed \$11,000 and to establish a budget line item.**

**Motion:** Director Kasprzyk made a motion to amend budget line item 15-00-610.01 Grant Expenses to transfer \$11,000 to establish a budget line item for the EDC 4B website. Vice President Leal seconded the motion. Motion carried with all present voting in favor.

**7. Discussion and possible action to establish a minimum or maximum amount to retain in the checking account and have the remaining amount invested.**

**Motion:** Director Kasprzyk made a motion to set the maximum at \$50,000 to retain in the checking account and have the remaining amount invested. Treasurer Wynn seconded the motion. Motion carried with all present voting in favor.

**8. Discussion and possible action on the economic development revitalization project for downtown area on Main Street from 1st Street through 5th Street.**

Discussion held among the Board about current conditions on main street, mold issues in some buildings, finding out who owns buildings, city ordinance in place to hold property owner(s) accountable, potential mixed-use area, and about Kenedy being a prime location for a distribution center.

No action taken.

**9. Items to consider for placement on future agendas.**

Discussion and possible action to obtain a list of property owner(s) and square footage/general shape of buildings downtown to develop an action plan.

Board recommended the December 27, 2021 regular meeting be postponed to January 24, 2022.

**10. Adjourn.**

**Motion:** Director Kasprzyk made a motion to adjourn at 6:40 p.m. Vice President Leal seconded the motion. Motion carried with all present voting in favor.

APPROVED:

  
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Gary Richards, President

ATTEST:

  
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Ruby Mowles, City Secretary