

AGENDA
Universal City Economic Development Corporation
Regular Meeting
Thursday, 14 March 2024 at 5:00 pm
Council Chambers, 2150 Universal City Blvd, Universal City

1. **CALL TO ORDER:** President Dick Crow
2. **QUORUM CHECK:** Secretary Roland Hinojosa
3. **INTRODUCTION OF GUESTS:**
4. **OLD BUSINESS:**
 - a) Minutes of the 8 February 2024 Regular Meeting
 - b) Financial Report:
 1. Accountant Reports
 2. Bills to Be Paid and Transfers
 3. Expected Incoming Expenses
5. **NEW BUSINESS:**
 - A. Discuss & Consider the Financial Audit Report for Fiscal Year 2022-2023.
 - B. Discuss & Consider approval of a Financing Plan for the issuance of Sales Tax Revenue Bonds, Series 2024.
 - C. Consider approval of Resolution 2024-4: A Resolution setting a public hearing on the expenditure of Sales Tax Revenues in the approximate amount of \$5,300,000 related to various Projects; Providing Notice of the Projects and Authorizing the publication of a Notice of Public Hearing; and other matters in connection therewith.
 - D. Consider Performance Agreement between the UCEDC and Alamo Community Disc Club approving the expenditure of funds for an economic development incentive.
 - E. **CLOSED SESSION:** Pursuant to Texas Gov't Code Sec. 551.072 regarding the purchase and value of real property if deliberation in open session would have a detrimental effect on the position of the corporation in negotiations with a third party; and for attorney consultation pursuant to Sec. 551.071(2) regarding:
 - a.) UCEDC organizational chart regarding personnel
 - b.) The potential purchase of real property located at 216 Pat Booker Road
 - F. Reconvene in Open Session and take action, if needed, on any item pertaining to or listed in the Executive Session section of this Agenda.
 - G. Staff Presentation regarding proposed changes to the Sign Code regarding Off-Premises Signs.
 - H. Staff Presentation regarding the upcoming Comprehensive Plan Update.
 - I. **Next Meeting:** Thursday, 11 April 2024 at 5:00 pm, Council Chambers.
6. **STAFF REPORT:**
 - Status of Projects
 - Council Actions and Considerations
 - Upcoming City & Economic Events
7. **PUBLIC COMMENT:**

8. **ADJOURNMENT:**

MARIBEL GARCIA, Deputy City Clerk

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the City Clerk's Office at (210) 659-0333 if these services are needed.

All items on the agenda are eligible for possible discussion and action. The UCEDC reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

MINUTES
ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Thursday, 08 February 2024

1. **CALL TO ORDER:** Mr. Dagg, President at 5:00 P.M.
2. **QUORUM CHECK:** Kristin Mueller, City Clerk

Present:

Lenny Dagg, Vice President
Christina Fitzpatrick, Director
Bear Goolsby, Director
Roland Hinojosa, Secretary
Bryan Kuhlmann, Director

Also Present:

Kim Turner, City Manager
Michael Cassata, Economic Development Director
Randy Luensmann, Public Works Director
Maribel Garcia, Deputy City Clerk

Not Present:

Dick Crow, President
Dick Neville, Treasurer

Mr. Hinojosa noted a quorum was present.

3. **INTRODUCTION OF GUESTS:** None.
4. **OLD BUSINESS:**

Mr. Hinojosa moved to approve the following consent agenda item: a) Minutes of the 11 January 2024 Regular Meeting. Ms. Fitzpatrick seconded the motion.

Vote: All in favor, none opposed.
Motion to approve carried.

Mr. Cassata gave the Financial Report.

Mr. Goolsby moved to approve the following consent agenda items: b) Financial Report. Ms. Fitzpatrick seconded the motion.

Vote: All in favor, none opposed.
Motion to approve carried.

5. **NEW BUSINESS:**

A. Consider Resolution 2024-3: A resolution of the UCEDC authorizing staff to award a contract for construction services for the Bowie Street Parking Lot.

Mr. Cassata gave a brief history of the property purchase and location of the project. He explained that the EDC had moved forward to provide a parking lot as a temporary but necessary step toward area revitalization in the Aviation District.

Mr. Luensmann answered questions regarding next steps in the project.

Mr. Hinojosa received clarification that the low bid was drastically lower than others due to a partnership with the City to include City labor and machinery. Base asphalt would be recycled asphalt that the City has stored near Walmart. This would be considered a shared contract. Mr.

Luensmann would manage the project.

Mr. Goolsby and Mr. Luensmann discussed ADA requirements and parking lot lighting.

The commission discussed the difference in price between the lowest bid and others. They emphasized the need to explain that the EDC is not required to go out for bids. There was discussion regarding an explanation of why the EDC would not reimburse the City for services provided during this project; the explanation given was that EDC provides many services to the City that the City does not reimburse.

Mr. Kuhlman confirmed that the lot and all improvements on the lot would belong to the EDC.

Ms. Fitzpatrick received an explanation regarding the transition from initial talks of using crushed granite to now opting for asphalt. Mr. Luensmann explained that asphalt is better long term and is approved as an all-weather product approved for fire apparatus.

Mrs. Turner emphasized that this project would be an investment beneficial to both residential and commercial development.

Mr. Dagg received confirmation that overnight parking would not be allowed and signage, as well as towing, would be enforced.

More project specifics were discussed such as further clarification on ADA parking and ramps, possibility for cameras in the future through existing conduit in lights, and possible future sidewalk projects.

Mr. Kuhlmann moved to approve Resolution 2023-8 for \$102,197.10 Mr. Goolsby seconded the motion.

Vote: All in favor, none opposed.

Motion to approve carried.

B. Next Meeting: Thursday, 14 March 2024 at 5:00 pm, Council Chambers.

6. STAFF REPORT:

Mr. Cassata gave updates on economic development projects throughout the City.

Mrs. Turner noted that Snowfest would be held February 17th from 1-8pm, Flashlight Night would be held on February 9th starting at 6:30pm, Happy Hour at Olympia Hills Golf Course and Events Center would be held from 5-8pm that same night, February 8th, and Mr. Neville's birthday was also that same day.

7. PUBLIC COMMENT: None.

8. ADJOURNMENT: Mr. Crow adjourned the meeting at 5:26 P.M.

BALANCE SHEET

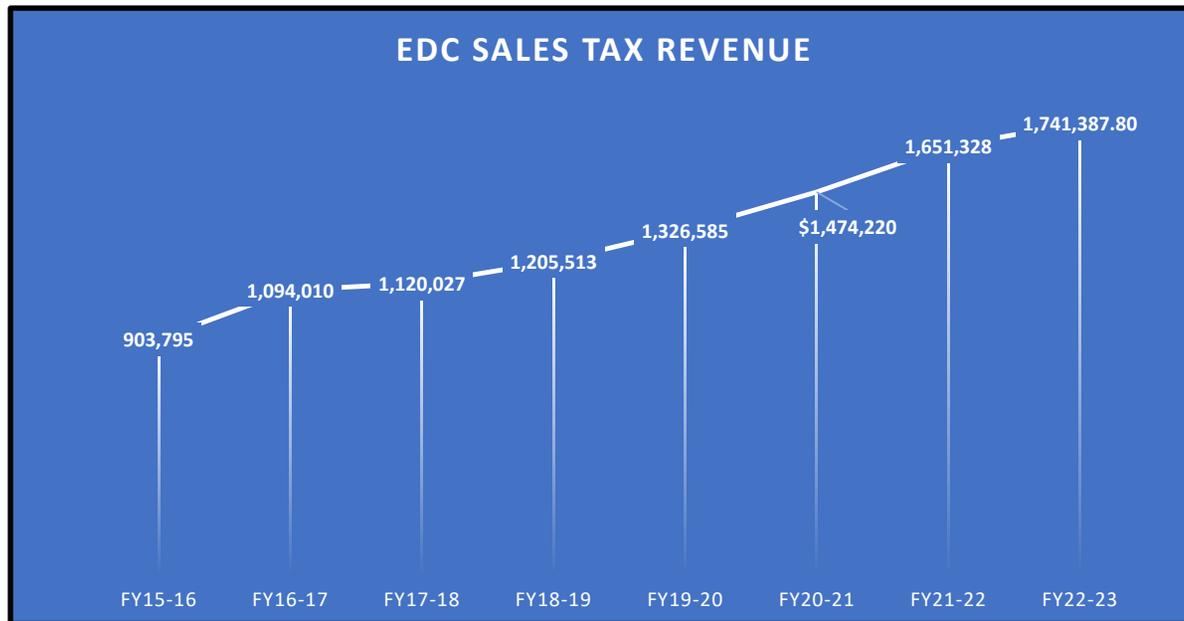
AS OF: FEBRUARY 29TH, 2024

08 -UNIVERSAL CITY EDC

ACCOUNT#	TITLE		
ASSETS			
=====			
1100.1000	CLAIM ON POOLED CASH	182,067.13	
1100.1111	CASH - SCHERTZ BANK 24945	305,029.46	
1100.1112	SCHERTZ BANK - 25127	6,903.92	
1100.1118	AMERICAN BANK - 2521	2,255,203.47	
1100.1119	AMERICAN BANK - 4529	1,581,840.40	
1300.1315	ACCTS RECEIVABLE - OTHER	152,819.41	
1500.1501	DUE FROM GENERAL FUND	295,930.18	
		<hr/>	
			4,779,793.97
			<hr/>
	TOTAL ASSETS		4,779,793.97
			=====
LIABILITIES			
=====			
2100.2116	ACCOUNTS PAYABLE- POOLED CASH (2,842.00)	
2200.2217	ACCRUED INTEREST PAYABLE	8,638.02	
2250.2251	DUE TO GENERAL FUND	374,374.39	
		<hr/>	
	TOTAL LIABILITIES		380,170.41
			<hr/>
EQUITY			
=====			
2500.2511	FUND BALANCE	3,768,355.73	
2500.2513	RESERVED FOR PROJECTS	131,476.67	
2500.2514	2007 BOND RESERVE	127,000.00	
		<hr/>	
	TOTAL BEGINNING EQUITY		4,026,832.40
	TOTAL REVENUE	979,912.83	
	TOTAL EXPENSES	607,121.67	
		<hr/>	
	TOTAL SURPLUS/(DEFICIT)		372,791.16
	TOTAL EQUITY & SURPLUS/(DEFICIT)		4,399,623.56
			<hr/>
	TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		4,779,793.97
			=====

EDC Sales Tax Revenue

Allocation Period	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22	* FY22-23	* FY23-24
October	58,752.34	86,516.56	87,130.05	95,773.12	99,466.16	110,106.57	121,797.17	139,454.16	152,145.90
November	79,037.39	98,159.99	100,733.35	104,267.08	108,728.48	124,689.43	154,595.60	145,142.71	152,819.41
December	68,059.51	85,900.88	85,002.96	105,493.80	104,843.20	110,922.04	109,820.09	141,272.85	149,627.45
January	66,241.76	85,961.12	87,607.77	85,115.88	103,289.64	114,956.65	134,231.12	140,935.42	146,659.30
February	86,723.80	113,166.40	111,859.05	120,515.28	137,139.70	144,856.31	166,606.04	170,410.47	177,517.04
March	64,353.34	81,976.68	79,934.32	65,987.72	94,327.66	108,098.50	122,902.17	128,093.88	0.00
April	81,732.84	79,479.11	80,895.78	102,056.34	93,924.06	99,505.76	117,186.34	127,892.78	0.00
May	88,362.99	100,673.28	109,680.51	101,375.03	119,439.30	147,776.29	157,060.36	160,057.10	0.00
June	70,033.22	82,409.93	86,399.51	100,179.69	106,785.20	124,594.16	135,556.21	138,663.94	0.00
July	74,854.95	85,323.22	95,356.92	98,979.67	119,369.46	122,852.99	136,763.26	145,632.25	0.00
August	89,334.59	101,964.39	105,622.38	120,247.69	128,322.82	139,774.70	158,506.80	156,922.56	0.00
Sept	76,308.76	92,478.26	89,804.45	105,522.11	110,949.15	126,087.10	136,302.63	146,909.68	0.00
TOTAL	\$903,795.48	\$1,094,009.80	\$1,120,027.04	\$1,205,513.41	\$1,326,584.80	\$1,474,220.48	1,651,327.79	1,741,387.80	778,769.09



DRAFT

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

ANNUAL FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2023

abip

CPAs | ADVISORS

CLIENT **FOCUSED.** RELATIONSHIP **DRIVEN.**



UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

TABLE OF CONTENTS

Year ended September 30, 2023

	<u>PAGE</u>
INDEPENDENT AUDITOR'S REPORT	1-2
FINANCIAL STATEMENTS	
Management's Discussion and Analysis	3-4
Statement of Net Position – Governmental Activities	5
Statement of Activities – Governmental Activities	6
Balance Sheet – General Fund	7
Reconciliation of the Balance Sheet to the Statement of Net Position	8
Statement of Revenues, Expenditures, and Changes in Fund Balance – General Fund	9
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance to the Statement of Activities	10
Notes to the Financial Statements	11-14
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – General Fund Budget and Actual	17
Note to Required Supplementary Information	18



INDEPENDENT AUDITOR'S REPORT

To the President and Members of the Board of Directors
Universal City Economic Development Corporation

Opinion

We have audited the accompanying financial statements of the governmental activities and the general fund of Universal City Economic Development Corporation (the Development Corporation), a component unit of the City of Universal City, Texas, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Development Corporation's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the general fund of the Development Corporation as of September 30, 2023 and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Development Corporation, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Development Corporation's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Development Corporation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Development Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

San Antonio, Texas
March 14, 2024

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

September 30, 2023

Our discussion and analysis of the Universal City Economic Development Corporation, a component unit of the City of Universal City, Texas, financial performance provides an overview of the Development Corporation's financial activity for the fiscal year ended September 30, 2023. It should be read in conjunction with the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

The Development Corporation's net position was \$752,562 at September 30, 2023. The Development Corporation's total revenues were \$1,842,242 while total expenses were \$1,923,152. The Development Corporation's net position decreased by \$80,910.

DEVELOPMENT CORPORATION HIGHLIGHT

The Universal City Economic Development Corporation was formed on October 14, 1982 under the Development Corporation Act of 1979, Texas Revised Civil Statutes Annotated, Article 5190.6, Section A. The Development Corporation began operations on March 8, 1996. It receives all its proceeds from the ½ cent sales tax adopted in 1995 for economic development in Universal City.

USING THIS ANNUAL REPORT

This annual report consists of three parts; management's discussion and analysis, basic financial statements, and required supplementary information. The statements of net position and activities provide information on the Development Corporation as a whole. The Development Corporation's net position, the difference between assets and liabilities, is a way to measure financial health or financial position.

STATEMENT OF NET POSITION

Table 1 shows all of the assets and liabilities of the Development Corporation and is presented on the accrual basis. The total net position is \$752,562. The Development Corporation has \$3,435,000 of bonds payable. These bonds are described in more detail in note 3 in the notes to the financial statements.

TABLE 1 – NET POSITION

	Governmental Activities	
	Year Ended September 30,	
	2023	2022
Current and other assets	\$ 4,409,845	\$ 4,856,816
Current liabilities	603,283	748,344
Noncurrent liabilities	<u>3,054,000</u>	<u>3,435,000</u>
Total liabilities	<u>3,657,283</u>	<u>4,183,344</u>
Unrestricted net position	<u>\$ 752,562</u>	<u>\$ 673,472</u>

STATEMENT OF ACTIVITIES

Table 2 shows all the expenses and revenues of the Development Corporation and is presented on the accrual basis. General revenues consist of the ½ cent sales tax the Development Corporation receives for economic development and interest income.

TABLE 2 – CHANGE IN NET POSITION

	<u>Governmental Activities</u>	
	<u>Year Ended September 30,</u>	
	<u>2023</u>	<u>2022</u>
General revenues	\$ 1,842,242	\$ 1,710,857
Total revenues	<u>1,842,242</u>	<u>1,710,857</u>
 Total expenses	 <u>1,923,152</u>	 <u>2,823,459</u>
Change in net position	(80,910)	(1,112,602)
Beginning net position	<u>673,472</u>	<u>1,786,074</u>
Restatement of net position	<u>160,000</u>	<u>-</u>
Ending net position	<u>\$ 752,562</u>	<u>\$ 673,472</u>

BALANCE SHEET

The balance sheet shows the assets, liabilities, and fund balances for the Development Corporation.

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

This statement shows the revenues and expenditures for the Development Corporation. The nonproperty taxes, or ½ cent sales tax, make up 95.6% of the general revenues.

DESCRIPTION OF CURRENT AND EXPECTED CONDITIONS

Presently, the Board of Directors is not aware of any significant changes in conditions that would have a significant effect on the financial position or activities of the Development Corporation in the near future.

CONTACTING THE DEVELOPMENT CORPORATION’S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the Development Corporation’s finances and to show the Development Corporation’s accountability to its taxpayers. If you have any questions about this report or need additional financial information, contact the Development Corporation’s office at:

Universal City Economic Development Corporation
 City of Universal City
 2150 Universal City Boulevard
 Universal City, Texas 78148

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION
STATEMENT OF NET POSITION – GOVERNMENTAL ACTIVITIES

September 30, 2023

ASSETS

Current assets:		
Cash and cash equivalents		\$ 3,957,970
Due from other governments		451,875
Total current assets		<u>4,409,845</u>
Total assets		<u>\$ 4,409,845</u>

LIABILITIES AND NET POSITION

Liabilities:		
Current liabilities:		
Accrued interest		\$ 7,909
Due to primary government		214,374
Current portion of bonds payable		381,000
Total current liabilities		<u>603,283</u>
Noncurrent liabilities:		
Bonds payable		<u>3,054,000</u>
Total liabilities		3,657,283
Net position:		
Unrestricted		<u>752,562</u>
Total net position		<u>752,562</u>
Total liabilities and net position		<u>\$ 4,409,845</u>

The accompanying notes are an integral part of these financial statements.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

STATEMENT OF ACTIVITIES – GOVERNMENTAL ACTIVITIES

Year ended September 30, 2023

Expenses:	
Administrative expenses	\$ 308,148
Contract services	40,012
Economic development	1,468,515
Interest and fiscal charges on long-term debt	<u>106,477</u>
Total expenses	<u>1,923,152</u>
Revenues:	
General revenues	
Sales taxes	1,761,757
Interest revenues	59,558
Miscellaneous	<u>20,927</u>
Total revenues	<u>1,842,242</u>
Change in net position	(80,910)
Beginning net position	<u>673,472</u>
Restatement of net position	<u>160,000</u>
Ending net position	<u><u>\$ 752,562</u></u>

The accompanying notes are an integral part of these financial statements.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

BALANCE SHEET – GENERAL FUND

September 30, 2023

ASSETS

Assets:

Cash and cash equivalents	\$ 3,957,970
Due from other governments	<u>451,875</u>

Total assets	<u><u>\$ 4,409,845</u></u>
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LIABILITIES AND FUND BALANCE

Liabilities:

Accrued interest	\$ 7,909
Due to primary government	<u>214,374</u>
Total liabilities	<u><u>222,283</u></u>

Fund balance:

Unassigned	<u>4,187,562</u>
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Total liabilities and fund balance	<u><u>\$ 4,409,845</u></u>
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The accompanying notes are an integral part of these financial statements.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

RECONCILIATION OF THE BALANCE SHEET TO THE
STATEMENT OF NET POSITION

September 30, 2023

Total fund balances	\$ 4,187,562
Long-term liabilities are not due and payable in the current period, and therefore are not reported as liabilities in the funds. Long-term liabilities at year end consist of:	
Bonds payable in less than one year	(381,000)
Bonds payable in more than one year	<u>(3,054,000)</u>
Total net position	<u>\$ 752,562</u>

The accompanying notes are an integral part of these financial statements.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE – GENERAL FUND

Year ended September 30, 2023

Revenues:		
Sales tax		\$ 1,761,757
Interest		59,558
Other income		<u>20,927</u>
Total revenues		<u>1,842,242</u>
Expenditures:		
Current:		
Communications		78,344
Support services		228,420
Contract services		40,012
Supplies and materials		1,384
Economic development projects		1,468,515
Debt service:		
Principal		372,000
Interest and fiscal charges		<u>106,477</u>
Total expenditures		<u>2,295,152</u>
Change in fund balance		(452,910)
Fund balance at beginning of year		<u>4,480,472</u>
Restatement of fund balance		<u>160,000</u>
Fund balance at end of year		<u>\$ 4,187,562</u>

The accompanying notes are an integral part of these financial statements.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES

Year ended September 30, 2023

Change in fund balance - governmental funds	\$ (452,910)
Repayment of bond principal is an expenditure in the governmental funds but the repayment reduces long-term liabilities in the statement of net position.	<u>372,000</u>
Change in net position	<u>\$ (80,910)</u>

The accompanying notes are an integral part of these financial statements.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

Year ended September 30, 2023

(1) Summary of significant accounting policies

Financial reporting entity

Universal City Economic Development Corporation is a nonprofit economic corporation, with powers of taxation, created pursuant to Section 4B Article 5190.6 of Vernon's Texas Civil Statutes (V.T.C.S.), as amended. Universal City Economic Development Corporation (hereafter referred to as the Development Corporation) was created March 8, 1996, to act on behalf of Universal City for promotion, development, and enhancement of economic development within Universal City. The Development Corporation is a component unit of the City of Universal City. A component unit is a legally separate corporation for which the elected officials of the governmental unit are financially accountable. The Development Corporation will be presented in the City's financial statements as a discretely presented component unit.

The financial statements of the Development Corporation have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The financial statements present the financial position and results of operations of the Development Corporation only.

Basis of presentation

The government-wide financial statements are presented in accordance with GASB 34 which mandates government-wide financial statements of net position and activities, which are presented on the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when incurred, regardless of the timing of the related cash flows. It also requires that capital assets be recorded at cost less accumulated depreciation.

The Development Corporation also presents fund financial statements relevant to the operations of the Corporation.

Governmental funds use the modified accrual basis of accounting. Under this method, revenues are recognized in the accounting period in which they become both available and measurable (flow of current financial resources measurement focus). Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable, except expenditures for debt service which are recognized when paid.

Budgets

The Development Corporation adopts an annual operating budget which is approved by the City Council. Formal budgetary accounting is employed as a management control. The budget can be amended by the Board of Directors, subject to City Council approval. Actual expenditures cannot legally exceed budgeted appropriations at the fund level. All budgeted appropriations lapse at the end of each fiscal year. The budget is presented on the modified accrual basis of accounting.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

Year ended September 30, 2023

(1) Summary of significant accounting policies (continued)

Cash and cash equivalents

Cash and cash equivalents include cash deposits and investments with a maturity date within three (3) months of the date acquired by the Development Corporation.

Related party transactions

During the course of operations, numerous transactions occur between the Development Corporation and the City. These receivables and payables are classified as “due from primary government” or “due to primary government” on the balance sheet.

Accrued liabilities and long-term obligations

All payables, accrued liabilities, and long-term obligations are reported in the statement of net position. Long-term liabilities are recognized as a liability on the governmental fund financial statement (balance sheet) when due.

Fund balance

The unassigned fund balance represents the amount available for budgeting future operations.

Net position

Net position represents the difference between assets and liabilities. Net position invested in capital assets, net of related debt, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any loans used to purchase, construct, or improve those assets.

Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

(2) Deposits and investments

Deposits

At September 30, 2023, the carrying amount of the Development Corporation’s deposits in the bank was \$3,983,159 and the book balance was \$3,957,970. The bank balance was covered by federal deposit insurance and the Development Corporation’s depository had a letter of credit valued at \$5,600,000 as collateral for the Development Corporation’s deposits. All of the Development Corporation’s cash was fully collateralized.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

Year ended September 30, 2023

(2) Deposits and investments (continued)

Investments

The Development Corporation is required by Government Code Chapter 2256, The Public Funds Investment Act, to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for certificates of deposit.

The Act determines the types of investments which are allowable for the Development Corporation. These include, with certain restrictions, 1) obligations of the U.S. Treasury, U.S. agencies, and the State of Texas, 2) certificates of deposit, 3) certain municipal securities, 4) securities lending program, 5) repurchase agreements, 6) bankers acceptances, 7) mutual funds, 8) investment pools, 9) guaranteed investment contracts, and 10) commercial paper.

Investment accounting policy

The Universal City Economic Development Corporation has adopted the investment policy of the City of Universal City. The policy is to report money market investments and short-term participating interest-earning investment contracts at amortized cost and to report nonparticipating interest-earning investment contracts using a cost-based measure. However, if the fair value of an investment is significantly affected by the impairment of the credit standing of the issuer or by other factors, it is reported at fair value. All other investments are reported at fair value unless a legal contract exists which guarantees a higher value. The term “short-term” refers to investments which have a remaining term of one year or less at time of purchase. The term “nonparticipating” means that the investment’s value does not vary with market interest rate changes. Nonnegotiable certificates of deposit are examples of nonparticipating interest-earning investment contracts.

Public funds investment pools

Public funds investment pools in Texas (“Pools”) are established under the authority of the Interlocal Cooperation Act, Chapter 79 of the Texas Government Code, and are subject to the provision of the Public Funds Investment Act (the “Act”), Chapter 2256 of the Texas Governmental Code.

In addition to other provisions of the Act designed to promote liquidity and safety of principal, the Act requires pools to: 1) have an advisory board composed of the participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool; 2) maintain a continuous rating of no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service; and 3) maintain the market value of its underlying investment portfolio within one half of one percent of the value of its shares.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

Year ended September 30, 2023

(3) Long-term liabilities

Changes in long-term liabilities for the year ended September 30, 2023 are as follows:

	<u>Original Amount</u>		<u>Balance Outstanding October 1, 2022</u>	<u>Issued</u>	<u>Decrease</u>	<u>Balance Outstanding September 30, 2023</u>	<u>Due Within One Year</u>
Revenue bonds:							
2020	\$ 3,500,000	5.495%	\$ 3,094,000	\$ -	\$ (198,000)	\$ 2,896,000	\$ 204,000
2016	1,700,000	1.650%	<u>713,000</u>	<u>-</u>	<u>(174,000)</u>	<u>539,000</u>	<u>177,000</u>
Total bonds			<u>\$ 3,807,000</u>	<u>\$ -</u>	<u>\$ (372,000)</u>	<u>\$ 3,435,000</u>	<u>\$ 381,000</u>

Annual debt service requirements as of September 30, 2023 are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 381,000	\$ 94,905	\$ 475,905
2025	390,000	85,925	475,925
2026	399,000	76,718	475,718
2027	223,000	67,271	290,271
2028	230,000	60,647	290,647
2029-2033	1,256,000	196,614	1,452,614
2034-2035	<u>556,000</u>	<u>24,889</u>	<u>580,889</u>
Totals	<u>\$ 3,435,000</u>	<u>\$ 606,969</u>	<u>\$ 4,041,969</u>

(4) Commitments and contingencies

Litigation

Management of the Development Corporation is not aware of any pending or threatened litigation.

(5) Restatement of net position/fund balance

During the year it was noted that the Development Corporation did not owe the City of Universal City \$160,000 as previously reported in Fiscal Year 2021. This restatement increased net position and fund balance respectively by \$160,000.

REQUIRED SUPPLEMENTARY INFORMATION



UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE – GENERAL FUND
BUDGET AND ACTUAL**

Year ended September 30, 2023

	Original Budget	Final Budget	2023 Actual	Variance Final Budget Positive (Negative)
Revenues:				
Sales tax	\$ 1,500,000	\$ 1,700,000	\$ 1,761,757	\$ 61,757
Interest	5,000	5,000	59,558	54,558
Miscellaneous	-	-	20,927	20,927
Total revenues	<u>1,505,000</u>	<u>1,705,000</u>	<u>1,842,242</u>	<u>137,242</u>
Expenditures:				
Communications	77,900	77,900	78,344	(444)
Support services	252,433	312,433	228,420	84,013
Contract services	202,750	302,750	40,012	262,738
Supplies and materials	5,300	5,300	1,384	3,916
Economic development projects	3,961,000	3,961,000	1,468,515	2,492,485
Contingency	392,922	432,922	-	432,922
Debt service:				
Principal	378,000	378,000	372,000	6,000
Interest	91,895	91,895	106,477	(14,582)
Total expenditures	<u>5,362,200</u>	<u>5,562,200</u>	<u>2,295,152</u>	<u>3,267,048</u>
Change in fund balance	(3,857,200)	(3,857,200)	(452,910)	3,404,290
Fund balance - October 1, 2022	<u>4,480,472</u>	<u>4,480,472</u>	<u>4,480,472</u>	<u>-</u>
Restatement of fund balance	-	-	160,000	160,000
Fund balance - September 30, 2023	<u>\$ 623,272</u>	<u>\$ 623,272</u>	<u>\$ 4,187,562</u>	<u>\$ 3,564,290</u>

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

NOTE TO REQUIRED SUPPLEMENTARY INFORMATION

Year ended September 30, 2023

Budgetary information

The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The Development Corporation maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Board of Directors and as such is a good management control device.

Actual expenditures may not legally exceed appropriations at the fund level. Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation, is utilized. Encumbrances lapse at year end and do not constitute expenditures or liabilities because the commitments must be reappropriated and honored during the subsequent year.

Universal City Economic Development Corporation

March 14, 2024



Financing Plan for the Issuance of Sales Tax Revenue Bonds, Series 2024



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

Victor Quiroga, Jr. | Managing Director
Office (210) 239-0204 | Cell (210) 887-1810
victor@spfmuni.com

Overview of the Proposed Plan of Finance

- ❑ The UCEDC has contemplated various projects necessitating financing

- ❑ Staff has identified and prioritized projects to finance by issuing Sales Tax Revenue Bonds in the approximate amount of \$5,300,000

- ❑ If allowed to move forward, a joint meeting with City Council is proposed for May 21, 2024 to issue the Bonds (i.e., lock-in interest rate)

- ❑ Delivery of the bond proceeds would then be scheduled for June 18, 2024

Notes:

Preliminary and subject to change.

Proforma based on Gross Revenue Pledge

➤ Option A: 15-Year Level Repayment Term

(A)	(B)	(C)	(D)	(E)	(F) = (D) + (E)	(G)	(H) = (F) - (G)	(I) = (B) / (H)
FYE 9/30	Sales Tax Revenues	Growth	Existing EDC D/S	\$5,300,000 Series 2024 6/18 5.00%	Projected Total EDC D/S	Less: Available Funds	Total Net EDC D/S	D/S Coverage
2024	\$ 1,741,388		\$ 475,905	\$ -	\$ 475,905	\$ -	\$ 475,905	3.66x
2025	1,741,388	0.00%	475,925	529,757	1,005,682	-	1,005,682	1.73x
2026	1,741,388	0.00%	475,718	530,400	1,006,118	-	1,006,118	1.73x
2027	1,741,388	0.00%	290,271	530,000	820,271	-	820,271	2.12x
2028	1,741,388	0.00%	290,647	529,950	820,597	-	820,597	2.12x
2029	1,741,388	0.00%	290,816	530,200	821,016	-	821,016	2.12x
2030	1,741,388	0.00%	290,778	529,700	820,478	-	820,478	2.12x
2031	1,741,388	0.00%	290,531	530,450	820,981	-	820,981	2.12x
2032	1,741,388	0.00%	290,076	530,350	820,426	-	820,426	2.12x
2033	1,741,388	0.00%	290,413	530,400	820,813	-	820,813	2.12x
2034	1,741,388	0.00%	290,513	530,550	821,063	-	821,063	2.12x
2035	1,741,388	0.00%	290,375	529,750	820,125	-	820,125	2.12x
2036	1,741,388	0.00%	-	530,000	530,000	-	530,000	3.29x
2037	1,741,388	0.00%	-	530,200	530,200	-	530,200	3.28x
2038	1,741,388	0.00%	-	530,300	530,300	-	530,300	3.28x
2039	1,741,388	0.00%	-	530,250	530,250	-	530,250	3.28x
			\$ 4,041,969	\$ 7,952,257	\$ 11,994,226	\$ -	\$ 11,994,226	

Assumptions

- (1) FY 2024 Revenues assumes FY 2023 unaudited sales tax revenues of \$1,741,388 retrieved from the Comptroller's Office website.
- (2) All financing assumptions are as of March 7, 2024 for purposes of illustration only. Preliminary, subject to change.
- (3) Preliminary \$5,300,000 Series 2024 issue shown assuming an June 18, 2024 issuance at a flat 5.0% interest rate for purposes of illustration only.

Proforma based on Gross Revenue Pledge

➤ Option B: 15-Year Wraparound Repayment Term

(A)	(B)	(C)	(D)	(E)	(F) = (D) + (E)	(G)	(H) = (F) - (G)	(I) = (B) / (H)
FYE 9/30	Sales Tax Revenues	Growth	Existing EDC D/S	\$5,300,000 Series 2024 6/18 5.00%	Projected Total EDC D/S	Less: Available Funds	Total Net EDC D/S	D/S Coverage
2024	\$ 1,741,388		\$ 475,905	\$ -	\$ 475,905	\$ -	\$ 475,905	3.66x
2025	1,741,388	0.00%	475,925	357,757	833,682	-	833,682	2.09x
2026	1,741,388	0.00%	475,718	356,000	831,718	-	831,718	2.09x
2027	1,741,388	0.00%	290,271	566,750	857,021	-	857,021	2.03x
2028	1,741,388	0.00%	290,647	566,750	857,397	-	857,397	2.03x
2029	1,741,388	0.00%	290,816	566,000	856,816	-	856,816	2.03x
2030	1,741,388	0.00%	290,778	569,500	860,278	-	860,278	2.02x
2031	1,741,388	0.00%	290,531	567,000	857,531	-	857,531	2.03x
2032	1,741,388	0.00%	290,076	568,750	858,826	-	858,826	2.03x
2033	1,741,388	0.00%	290,413	569,500	859,913	-	859,913	2.03x
2034	1,741,388	0.00%	290,513	569,250	859,763	-	859,763	2.03x
2035	1,741,388	0.00%	290,375	568,000	858,375	-	858,375	2.03x
2036	1,741,388	0.00%	-	570,750	570,750	-	570,750	3.05x
2037	1,741,388	0.00%	-	567,250	567,250	-	567,250	3.07x
2038	1,741,388	0.00%	-	567,750	567,750	-	567,750	3.07x
2039	1,741,388	0.00%	-	567,000	567,000	-	567,000	3.07x
			\$ 4,041,969	\$ 8,098,007	\$ 12,139,976	\$ -	\$ 12,139,976	

Assumptions

- (1) FY 2024 Revenues assumes FY 2023 unaudited sales tax revenues of \$1,741,388 retrieved from the Comptroller's Office website.
- (2) All financing assumptions are as of March 7, 2024 for purposes of illustration only. Preliminary, subject to change.
- (3) Preliminary \$5,300,000 Series 2024 issue shown assuming an June 18, 2024 issuance at a flat 5.0% interest rate for purposes of illustration only.

Next Steps for a Successful Financing

- March 14, 2024: Financing Plan presented to the board; Adoption of resolution authorizing publication of notice of public hearing
- March 18, 2024: Publish notice of public hearing in Express News
- April 11, 2024: EDC holds public hearing
- April 16, 2024: Council conducts first reading on the proposed projects
- May 7, 2024: Council conducts second reading on the proposed projects
- May 17, 2024: Petition risk for projects expire
- May 21, 2024: Joint meeting with Council to approve the sale of the bonds
- June 18, 2024: Close the bond transaction

Notes:

Preliminary and subject to change.

RESOLUTION NO. 2024-4

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION SETTING A PUBLIC HEARING ON THE EXPENDITURE OF SALES TAX REVENUES RELATING TO VARIOUS PROJECTS; PROVIDING NOTICE OF THE SPECIFIC PROJECTS OR TYPE OF GENERAL PROJECTS TO BE CONSTRUCTED; APPROVING AND AUTHORIZING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING RELATING TO THESE MATTERS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Universal City, Texas (the *City*) was authorized pursuant to the provisions of Section 4B, as amended, Texas Revised Civil Statutes Annotated Article 5190.6, now codified as Chapter 505, Texas Local Government Code, as amended (the *Act*), to create a nonprofit economic development corporation, known as the Universal City Economic Development Corporation (the *Corporation*); and

WHEREAS, the City Council of the City (the *Council*), authorized the calling of an election (the *1995 Election*) authorizing the levy of a one-half (1/2) of one percent (1%) additional sales and use tax (the *Sales Tax*) within the City in accordance with the provisions of the Act; and

WHEREAS, the majority of the residents of the City approved the levy of the Sales Tax at the 1995 Election held on August 12, 1995; and

WHEREAS, the Board of Directors (the *Board*) of the Corporation has been budgeting and otherwise monitoring the use, with the approval of the Council, of the Sales Tax; and

WHEREAS, the Board and the Council intend to participate in “Projects”, as defined in the Act to be developed to attract new businesses to the City and to promote “new or expanded business development” in the City, including (i) the acquisition, demolition, renovation, improvement, and equipment of the purchase and acquisition of land located in the vicinity of the entrance to Wal-Mart (the *Reunion Project*), near and around 510 Kitty Hawk Road, Universal City, Texas 78148, and the aviation district (the *Aviation District Project*, and together with the Reunion Project, the *2024 Projects*), near and around Booker Road outside Randolph Airforce Base, between Aviation and National Boulevards, Universal City, Texas 78148, to be developed to attract new businesses to the City and to promote “new or expanded business development” in the City, (ii) acquiring, constructing, purchasing, renovating, demolishing, enlarging, and improving the City’s streets, utilities, and drainage improvements incidental thereto to the 2024 Projects, along with the acquisition of land, easements, rights of way, and other interests in real property relating to the foregoing, (iii) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements, and (iv) the payment of professional services related to the construction and financing of the aforementioned 2024 Projects, which 2024 Projects will promote or develop new or expanded business enterprises in the City; and

WHEREAS, the City is an “eligible city” pursuant to Section 505.158 of the Act and the Board hereby finds that the 2024 Projects will promote new or expanded business development in the City; and

WHEREAS, Section 505.160 of the Act and the Election provide that before the Corporation may undertake any project, the Corporation must publish notice of the specific project or type of general project that the Corporation intends to undertake; and

WHEREAS, prior to the expenditure of funds for such projects, the Corporation is required to hold a public hearing on such matter as required by the provisions of Section 505.159 of the Act; and

WHEREAS, the Board hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the City; now, therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1: A public hearing on the expenditure of Corporation funds for the purposes of financing the “Costs” associated with certain “Projects”, as defined in the Act, including (i) the acquisition, demolition, renovation, improvement, and equipment of the purchase and acquisition of land for the 2024 Projects, to be developed to attract new businesses to the City and to promote “new or expanded business development” in the City, (ii) acquiring, constructing, purchasing, renovating, demolishing, enlarging, and improving the City’s streets, utilities, and drainage improvements incidental thereto to the 2024 Projects, along with the acquisition of land, easements, rights of way, and other interests in real property relating to the foregoing, (iii) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements, and (iv) the payment of professional services related to the construction and financing of the aforementioned 2024 Projects, which 2024 Projects will promote or develop new or expanded business enterprises in the City, which 2024 Projects will promote or develop new or expanded business enterprises in the City in accordance with Subsection 505.158, Texas Local Government Code, as amended, shall be and is hereby directed to be held at 5:00 P.M. on April 11, 2024 at the City Council Chambers, 2150 Universal City Boulevard, Universal City, Texas 78148 and the Secretary of the Board is hereby authorized and directed to cause notice of such public hearing, substantially in the form and content of Exhibit A attached hereto and incorporated herein by reference as a part of this resolution for all purposes (the *Notice*), to be published in one or more newspapers having a general circulation in the City with the publication of such notice to appear in such newspaper prior to the date of this public hearing.

SECTION 2: The Notice and public hearing shall also satisfy the requirements of the Act by providing notice of the specific project or types of general projects that the Corporation intends to undertake.

SECTION 3: The Corporation authorizes the President and Secretary of the Board and the Executive Director of the Corporation to take any and all other actions necessary to comply with the provisions of the Act.

SECTION 4: The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Corporation.

SECTION 5: All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 6: This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 7: If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 8: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 9: This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

* * *

PASSED AND ADOPTED, this 14th day of March, 2024.

UNIVERSAL CITY ECONOMIC
DEVELOPMENT CORPORATION

President, Board of Directors

ATTEST:

Secretary, Board of Directors

(Corporation Seal)

EXHIBIT “A”

**NOTICE OF PROJECT
EXPENDITURE OF UNIVERSAL CITY ECONOMIC
DEVELOPMENT CORPORATION FUNDS**

NOTICE IS HEREBY GIVEN that the Universal City Economic Development Corporation (the “Corporation”) created by the City of Universal City, Texas (the “City”) intends to participate in “Projects”, as defined in the Development Corporation Act of 1979, as amended, Texas Revised Civil Statutes Annotated Article 5190.6, now codified as Chapter 505, as amended, Texas Local Government Code, including (i) the acquisition, demolition, renovation, improvement, and equipment of the purchase and acquisition of land located in the vicinity of the entrance to Wal-Mart (the *Reunion Project*), near and around 510 Kitty Hawk Road, Universal City, Texas 78148, and the aviation district (the *Aviation District Project*, and together with the Reunion Project, the *2024 Projects*), near and around Booker Road outside Randolph Airforce Base, between Aviation and National Boulevards, Universal City, Texas 78148 to be developed to attract new businesses to the City and to promote “new or expanded business development” in the City, (ii) acquiring, constructing, purchasing, renovating, demolishing, enlarging, and improving the City’s streets, utilities, and drainage improvements incidental thereto to the 2024 Projects, along with the acquisition of land, easements, rights of way, and other interests in real property relating to the foregoing, (iii) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements, and (iv) the payment of professional services related to the construction and financing of the aforementioned 2024 Projects, which 2024 Projects will promote or develop new or expanded business enterprises in the City, which 2024 Projects will promote or develop new or expanded business enterprises in the City in accordance with Subsection 505.158, Texas Local Government Code, as amended. It is estimated the total expenditure of these 2024 Projects will be approximately \$5,300,000. A public hearing on the expenditure for funds for these 2024 Projects will be held by the Board of Directors of the Universal City Economic Development Corporation during a meeting to be held at 5:00 P.M. on April 11, 2024 at the City Council Chambers, 2150 Universal City Boulevard, Universal City, Texas 78148 (and in the event the Corporation will be unable to meet at the City Council Chambers, the Corporation will post information on its website for attending the meeting by telephone, teleconference, or other electronic means as well as any additional information regarding the meeting should the time, date, or location change).

/s/ Roland Hinojosa
Secretary, Board of Directors,
Universal City Economic Development
Corporation

Motion to Approve:

Regarding Resolution 2024-4, I move to approve the Board Resolution Authorizing Notice of and setting a Public Hearing related to various projects.

TO: EDC

FROM: Michael Cassata, Economic Development Director

DATE: 4 March 2024

SUBJECT: Alamo Community Disc Golf Event – Platinum Sponsor Request

The Alamo Community Disc Club is hosting the 21st Annual Live Oak Summer Open, an A-Tier Disc Golf event from May 3rd to May 5th 2024. The three-day event will be held at three disc golf courses in Live Oak and Universal City. An estimated 261 players will play the Universal City Disc Golf Course over the three-day event.

Amy Monahan, President of the Alamo Community Disc Club, is requesting the UCEDC become a Platinum Sponsor in the amount of \$5,000.

PERFORMANCE AGREEMENT

This Agreement is by and between the UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION, hereinafter referred to as “UCEDC”, a Texas Corporation, and between ALAMO COMMUNITY DISC CLUB, hereinafter referred to as “Contracting Parties”, is as follows:

WITNESSETH

WHEREAS, the UCEDC finds that the ALAMO COMMUNITY DISC CLUB will bring economic activity to the City of Universal City by hosting an A-Tier Disc Golf event partially at the Universal City Disc Golf Course (“Project”); and,

WHEREAS, on the 14th day of March 2024, Contracting Parties made application to the UCEDC for assistance in accomplishing an economic development improvement project for its property located in Universal City, Texas; and,

WHEREAS, the UCEDC finds it to be fair and equitable to expend funds to Alamo Community Disc Club for hosting an A-Tier Disc Golf event partially at the Universal City Disc Golf Course; and,

WHEREAS, the UCEDC has considered the same and is of the opinion that a grant should be made, conditioned upon certain agreements of the parties; and,

WHEREAS, the Contracting Parties have agreed to all of the conditions as hereinafter set forth.

NOW, THEREFORE, the parties agree as follows:

ARTICLE I REPRESENTATIONS AND WARRANTIES

1.1 Representations of Contracting Party. Contracting Parties are individuals and corporations and hereby make the following representations, warranties, and covenants to Universal City and the UCEDC as of the Effective Date:

- (a) Authorization. The execution, delivery, and performance by Contracting Parties of this Agreement will not result in the breach of or constitute a default under any loan or credit agreement, or other material agreement to which Contracting Parties is a party or by which Contracting Parties or its material assets may be bound or affected. The execution of this Agreement by Contracting Parties does not require any consent or approval that has not been obtained, including without limitation the consent or approval of any Governmental Authority.
- (b) Enforceable Obligations. All documents executed by Contracting Parties pursuant hereto, and all obligations of Contracting Party hereunder and thereunder are enforceable against Contracting Parties in accordance with their respective terms, except as such enforcement may be limited by bankruptcy, insolvency, reorganization, or other similar laws affecting the

enforcement of creditor's rights generally, and by general equity principles regardless of whether such enforcement is considered in a proceeding in equity or at law).

- (c) No Legal Bar. The execution and delivery of this Agreement and the performance of its obligations hereunder by Contracting Parties will not conflict with any provision of any law, regulations, or Governmental Rules to which Contracting Parties are subject or conflict with, or result in a breach of, or constitute a default under any of the terms, conditions or provisions of any agreement or instrument to which Contracting Parties are a party or by which it is bound or any order or decree applicable to Contracting Parties.
- (d) Litigation. There are no legal actions or proceedings pending or, to the knowledge of Contracting Parties, threatened against Contracting Parties which, if adversely determined, would materially and adversely affect the ability of Contracting Parties to fulfill its obligations under this Agreement or the financial condition, business, or financial or business prospects of Contracting Parties.
- (e) Documents. All documents made available by Contracting Parties to Universal City and the UCEDC including without limitation all financial documents relating to Contracting Party are true, correct, and complete copies of the instruments which they purport to be and accurately depict the subject matter addressed therein.
- (f) Knowledge. Contracting Parties have no knowledge of any facts or circumstances which currently evidence, or with the passage of time would evidence, that any of the representations made by Contracting Parties under this Agreement are in any way inaccurate, incomplete, or misleading.

1.2 **Disclaimer**. CONTRACTING PARTIES ACKNOWLEDGE THAT, EXCEPT FOR UNIVERSAL CITY'S AND THE UCEDC'S EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED WITHIN THIS AGREEMENT, IF ANY, NEITHER UNIVERSAL CITY, THE UCEDC, NOR ANY EMPLOYEE, OFFICER, ELECTED OFFICIAL, REPRESENTATIVE, OR AGENT OF UNIVERSAL CITY OR THE UCEDC, NOR ANY RELATED PARTY OF UNIVERSAL CITY OR THE UCEDC, HAS MADE ANY REPRESENTATION OR WARRANTY WHATSOEVER (WHETHER EXPRESS OR IMPLIED) REGARDING THE SUBJECT MATTER OF THIS AGREEMENT, OTHER THAN THE EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED IN THIS AGREEMENT, IF ANY.

1.3 The Contracting Parties agree to all the terms and conditions of UCEDC Economic Development Improvement Program to the satisfaction of the UCEDC in the UCEDC's sole discretion.

1.4 The Contracting Parties agree to all terms and conditions of UCEDC Economic Development Improvement Program.

1.5 The Contracting Parties agree to comply in all things with the Texas Local Government Code Section §501.158 and Texas Local Government Code Sections §2264.051, §2264.052 and §2264.053.

1.6 The Contracting Parties represent and warrant to the UCEDC that the following is a schedule of additional payroll or jobs to be created or retained and capital investment to be made as a condition of receiving the consideration agreed to:

The UCEDC will expend to the Alamo Community Disc Club \$5,000 for the project at the Universal City Disc Golf Course to be held from May 3rd to May 5th 2024 and Alamo Community Disc Club agrees not to hire any undocumented workers.

1.7 The UCEDC and Contracting Parties represent and warrant to the UCEDC that it does not know nor will it knowingly employ an undocumented worker.

1.8 The Contracting Parties further agree that after receiving said assistance from the UCEDC if the business, a branch, division or department of the business is convicted of a violation under 8 USC Section §1324(a)(f), the Contracting Parties shall repay the amount of the grant, with interest, at the rate and according to the other terms provided by an agreement under Section §2264.053 of the Texas Local Government Code, not later than the 120th day after the date the UCEDC notifies the business of the violation.

1.9 The parties additionally agree that in compliance with Section §2264.055 of the Texas Local Government Code, the Contracting Parties shall pay interest on the grant money at the rate of six percent (6%) per annum compounded annually in addition to refunding the money as set forth above.

ARTICLE II INDEMNIFICATION, ATTORNEYS' FEES, AND OTHER REMEDIES

2.1 CONTRACTING PARTIES COVENANT AND AGREE TO FULLY INDEMNIFY AND HOLD HARMLESS UNIVERSAL CITY, THE UCEDC, AND THE ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, VOLUNTEERS, REPRESENTATIVES, AND AGENTS OF UNIVERSAL CITY AND THE UCEDC (COLLECTIVELY, THE "INDEMNIFIED PARTIES"), INDIVIDUALLY OR COLLECTIVELY, FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITIES, AND SUITS OF ANY KIND AND NATURE, INCLUDING BUT NOT LIMITED TO, PERSONAL OR BODILY INJURY, DEATH AND PROPERTY DAMAGE, MADE UPON THE INDEMNIFIED PARTIES, DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM, OR RELATED TO CONTRACTING PARTY'S ACTIVITIES UNDER THIS AGREEMENT, INCLUDING ANY ACTS OR OMISSIONS OF CONTRACTING PARTY, ANY AGENT, OFFICER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT, CONTRACTOR, OR SUBCONTRACTOR OF CONTRACTING PARTY, AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS, AND REPRESENTATIVES, WHILE IN THE EXERCISE OR PERFORMANCE OF THE RIGHTS OR DUTIES UNDER THIS AGREEMENT, ALL WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO UNIVERSAL CITY AND THE UCEDC UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE

SOLELY FOR THE BENEFIT OF THE INDEMNIFIED PARTIES AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. CONTRACTING PARTY SHALL PROMPTLY ADVISE UNIVERSAL CITY AND THE UCEDC IN WRITING OF ANY CLAIM OR DEMAND AGAINST THE INDEMNIFIED PARTIES OR CONTRACTING PARTY KNOWN TO CONTRACTING PARTIES AND RELATED TO OR ARISING OUT OF CONTRACTING PARTY'S ACTIVITIES UNDER THIS AGREEMENT AND SHALL SEE TO THE INVESTIGATION AND DEFENSE OF SUCH CLAIM OR DEMAND AT CONTRACTING PARTY'S COST. THE INDEMNIFIED PARTIES SHALL HAVE THE RIGHT, AT THEIR OPTION AND AT THEIR OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING CONTRACTING PARTY OF ANY OF ITS OBLIGATIONS UNDER THIS PARAGRAPH. CONTRACTING PARTIES FURTHER AGREE TO DEFEND, AT THEIR OWN EXPENSE AND ON BEHALF OF THE INDEMNIFIED PARTIES AND IN THE NAME OF THE APPLICABLE INDEMNIFIED PARTY, ANY CLAIM OR LITIGATION BROUGHT AGAINST THE INDEMNIFIED PARTIES IN CONNECTION WITH ANY SUCH INJURY, DEATH, OR DAMAGE FOR WHICH THIS INDEMNITY SHALL APPLY, AS SET FORTH ABOVE. CONTRACTING PARTY'S OBLIGATIONS UNDER THIS SUBSECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

2.2 Independent Operator. It is expressly understood and agreed that Contracting Parties are and shall be deemed to be an independent operator responsible to Universal City and the UCEDC for its respective acts or omissions and that Universal City and the UCEDC shall in no way be responsible therefore.

2.3 Attorneys' Fees and Expenses. In the event that Contracting Parties should default under any of the provisions of this Agreement and Universal City or the UCEDC should employ attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of Contracting Parties herein contained, Contracting Parties agree to pay to Universal City and the UCEDC reasonable fees of such attorneys and such other expenses so incurred by Universal City and the UCEDC.

2.4 Non-Waiver of Remedies. No remedy herein conferred upon or reserved to Universal City or the UCEDC is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

2.5 Waiver of Consequential Damages. Contracting Parties waive all present and future claims for consequential damages against Universal City and the UCEDC and the appointed or elected officials, members, agents, employees, officers, directors, and representatives of Universal City and the UCEDC arising from or related to this Agreement, and such waiver shall survive any termination of this Agreement.

2.6 Release of Existing Claims. CONTRACTING PARTIES, ON BEHALF OF ITSELF AND ITS MEMBERS, MANAGERS, OFFICERS, AND DIRECTORS HEREBY RELEASES ANY AND ALL CURRENTLY EXISTING CLAIMS OF EVERY KIND OR CHARACTER WHICH CONTRACTING PARTIES HAVE OR MAY HAVE UNDER OR

PURSUANT TO THIS AGREEMENT AGAINST UNIVERSAL CITY, THE UCEDC, OR THEIR RESPECTIVE APPOINTED OR ELECTED OFFICIALS, MEMBERS, AGENTS, EMPLOYEES, OFFICERS, DIRECTORS, AND REPRESENTATIVES, INDIVIDUALLY AND COLLECTIVELY.

ARTICLE III
MISCELLANEOUS

3.1 Binding Agreement; Assignment. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the Parties hereto. This Agreement may not be assigned by Contracting Parties without the prior written consent of Universal City and the UCEDC.

3.2 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to, and shall not be deemed to, create a partnership or joint venture among the Parties.

3.3 The parties further agree that this agreement shall be performed in conformance with the laws of the State of Texas and shall be performable in Bexar County, Texas.

3.4 The parties further agree that this Agreement shall be binding upon the respective parties, their successors, assigns, heirs and administrators.

**UNIVERSAL CITY ECONOMIC
DEVELOPMENT CORPORATION:**

CONTRACTING PARTIES:

BY: _____
Richard "Dick" Crow
UCEDC President

Alamo Community Disc Club
Amy Monahan, President

DATE: _____

DATE: _____

TO: EDC

FROM: Michael Cassata, Economic Development Director

DATE: 4 March 2024

SUBJECT: Off-Premises Signs – Sign Code Amendment

In an effort to meet the vision of Aviation District Masterplan and foster revitalization and economic activity in that area of town, Staff is proposing an amendment to the Sign Code, Section 4-4-82 – Off Premises Signs, to allow certain off-premises signs in the Aviation District that promote or advertise businesses physically located in that district.

Note that in Appendix A, page 9, Principal Street – Pat Booker Road section, the Aviation District Masterplan calls for signage as part of a larger set of streetscaping tools.

As such, staff is proposing the following wording be added to the Sign Code, Section 4-4-82 – Off Premises Signs.

Along Pat Booker Road, in the Aviation District, a maximum of one (1) Off Premises Sign shall be permitted on properties along Pat Booker Road that promotes or advertises a business physically located within the Aviation District; that is, an Off Premises Sign installed in the Aviation District shall not be permitted to promote or advertise a business not physically located within the Aviation District. An Off Premises Sign shall also be permitted in the Pat Booker Road right-of-way within the City’s Aviation District with the permission of TxDOT and the City Manager, or designee. An Off Premises Sign located in the Aviation District shall not exceed thirty-two (32) square feet on each side of the sign face and shall not exceed a height of fifteen (15) feet, unless the off-premises sign is currently existing and, therefore, shall be allowed to remain with its current dimensions.

Also attached is the redlined version of the above Sign Code section highlighting the proposed changes, as well as a photo of the existing sign at 302 Pat Booker Road. Note this former gas station sign is located in the right-of-way.

SIGN CODE – PROPOSED TEXT CHANGES

Sec. 4-4-82. - Off premises signs.

(a)Location. Except as authorized in this Section, Off Premises Signs are prohibited within the City's jurisdictional limits or extraterritorial jurisdiction. Off Premises Signs may only be placed at locations as follows:

(1)Within the City's jurisdictional limits, Off Premises Signs may be located on those platted lot that fronts on Interstate Highway 35 and is located in a Commercial "C-5 Zoning District; and

(2)Within the City's extraterritorial jurisdiction, Off Premises Signs may be located on those platted lot that fronts on Interstate Highway 35.

(3) Within the City's Aviation District, as identified in the 2020 Aviation District Masterplan, along properties adjacent to Pat Booker Road. Per the 2020 Aviation District Masterplan, the southern boundary is FM 78 and the northern boundary is National Boulevard. A maximum of one (1) Off Premises Sign shall be permitted on each of these properties that promotes or advertises a business physically located within the Aviation District; that is, an Off Premises Sign installed in the Aviation District shall not be permitted to promote or advertise a business not physically located within the Aviation District. An Off Premises Sign shall also be permitted in the Pat Booker Road right-of-way within the City's Aviation District with the permission of TxDOT and the City Manager, or designee. An Off Premises Sign located in the Aviation District shall not exceed thirty-two (32) square feet on each side of the sign face and shall not exceed a height of fifteen (15) feet, unless the off-premises sign is currently existing and, therefore, shall be allowed to remain with its current dimensions.

(b)Size. Off Premise Signs face area may not exceed a total size of seven hundred (700) square feet on each side of the sign face. Off Premises Signs located in the Aviation District shall comply with Section 4-4-82(3).

(c)Height. The maximum height of an Off Premise Sign shall be sixty (60) feet. Off Premises Signs located in the Aviation District shall comply with Section 4-4-82(3).

(d)Monopole support. The Off Premises Sign structure shall be mounted on a single steel pole or column, except in the Aviation District which shall be determined by the Building Official.

(e)Advertising display. An Off Premises Sign advertising may be displayed by CEVMS or LED.

(Ord. No. 352-J-2019, § 5, 7-2-19)

C. Location of Streets and Parking Areas

City wide Recommendation: City of Universal City to create a Mobility plan/study to include multimodal options. The study should include streets, sidewalks, pedestrian paths, bicycle lanes, one-way streets and community parking lots.

With the PD, there are three (3) proposed types of streets, as illustrated in **Figure 3**.

- a. Principal Street
- b. Storefront Streets
- c. Local Streets

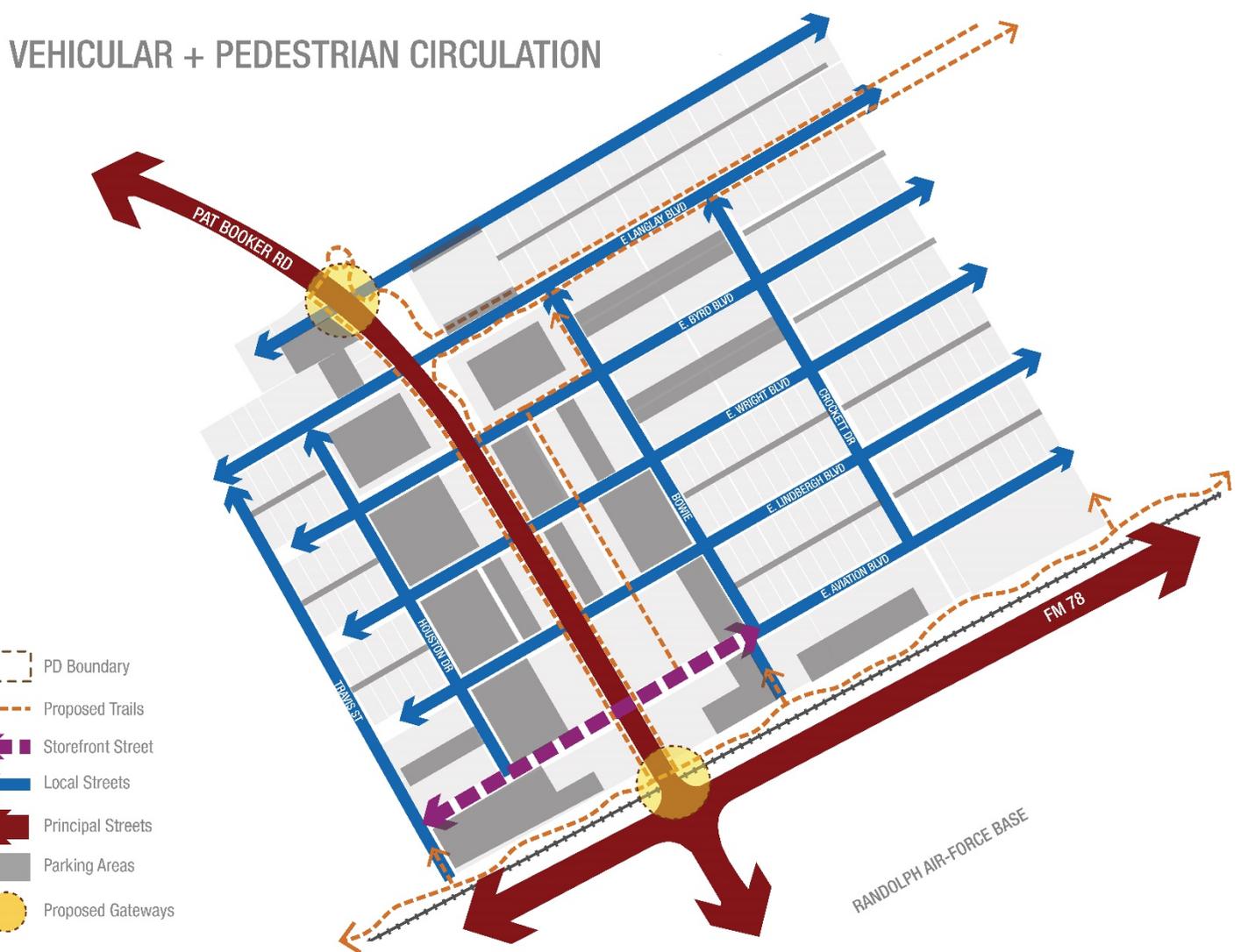


Figure 3: illustrates the existing and proposed streets and parking areas within the PD.

The following bullets indicate the overall goals that were utilized when the traffic and pedestrian circulation of the PD:

- Roadway network shall be designed as an interconnected network of streets, designed with best practices to calm traffic speeds to encourage walking and biking throughout the community.
- The goal is to provide connectivity and functionality while integrating various uses within the community and to reduce the distances of travel between the uses.
- The street network shall encourage smaller block lengths for walkability.
- Pedestrian facilities shall be provided on both sides of all streets within the right-of-way. Sidewalk widths should increase when adjacent to non-residential and mixed-use buildings.
- Street trees with sufficient planting areas shall be provided on all principal streets and storefront streets, and where possible on arterial/local streets.

NOTE: Planned Development district to work with the Union Pacific Railroad company to establish a Quiet Zone throughout the district and along Aviation Boulevard.

Principal Street – Pat Booker Road

The following bullets indicated the overall goals that were utilized when proposed actions for principal streets. **Figure 4** illustrates the propose street section.

- Principal streets include lower levels of pedestrian activity to balance with higher levels of automobile activity. This street type is located around areas with mixture of uses where the traffic volume is anticipated to be higher than on local streets.
- Pat Booker Road shall be reconfigured to have four travel lanes, landscaped median with turn lanes, park strip and shared use path, all within the existing 96 ft right-of-way, and remain in compliance with TxDOT standards
- Streetscaping on this principal street shall include street furniture, planters, signage, trash receptacles and lighting along both sides of the street.
- All Development abutting Pat Booker should create a street wall presence either by placing buildings closer to the shared use paths or through appropriate landscaping.

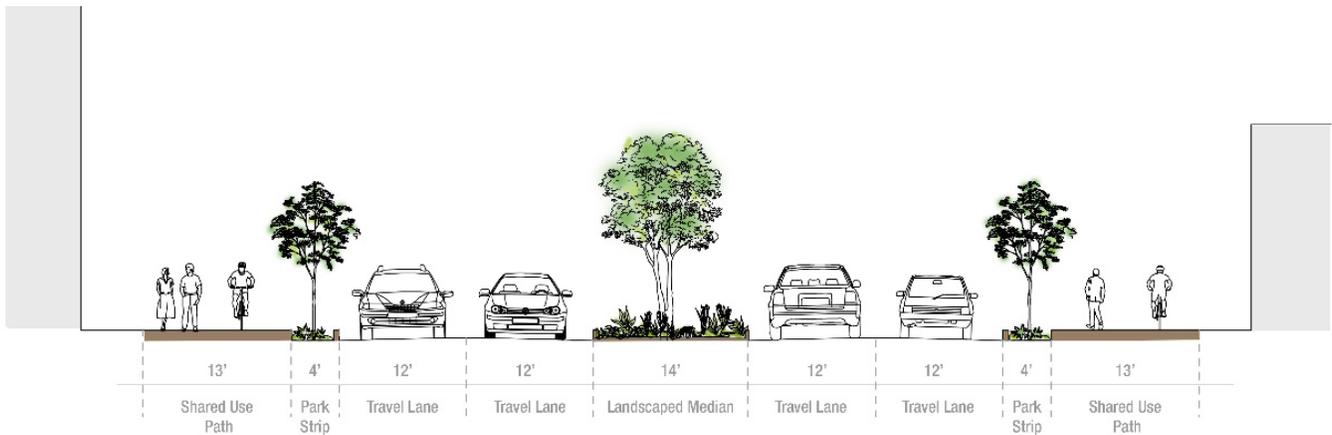


Figure 4: Proposed Section for Pat Booker Road

Storefront Streets - Starting from intersection of Travis Drive and West Aviation Blvd to Bowie and East Aviation Blvd

The following bullets indicated the overall goals that were utilized when proposed actions for storefront streets. **Figure 5** illustrates the propose street section

- Storefront streets are designed to encourage increased pedestrian activity with commercial uses fronting this street type.
- This street is designed to be a pedestrian mall with limited vehicular activity.
- If a development has multiple street frontages, the building front entrances shall be oriented to this street type.
- The right-of-way on this section shall be paved and in grade with the sidewalks to provide uninterrupted walking areas. Bollards may be used to separate/allow emergency vehicle traffic.

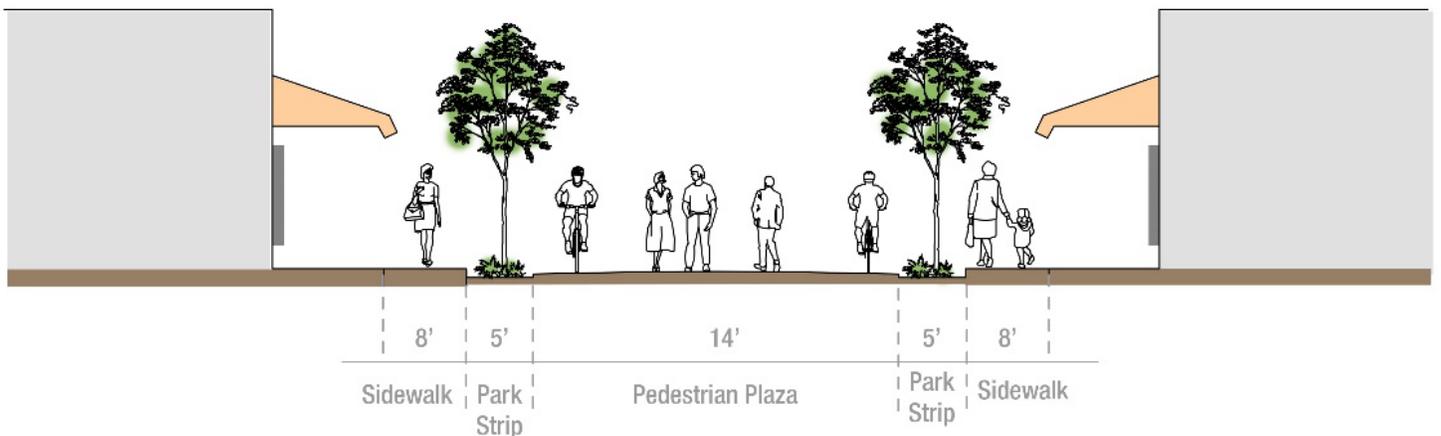


Figure 5: Proposed Section for Storefront Streets 40' ROW

Local Streets

The following bullets indicated the overall goals that were utilized when proposed actions for local streets. **Figure 6** illustrates the propose street section.

- Local streets are designed to have low speed and provide for access and connections within the neighborhoods and between the residential and non-residential areas.
- Local streets within the PD shall have sidewalks on both sides of the street and where it can be accommodated; parking strips shall be provided where room is available

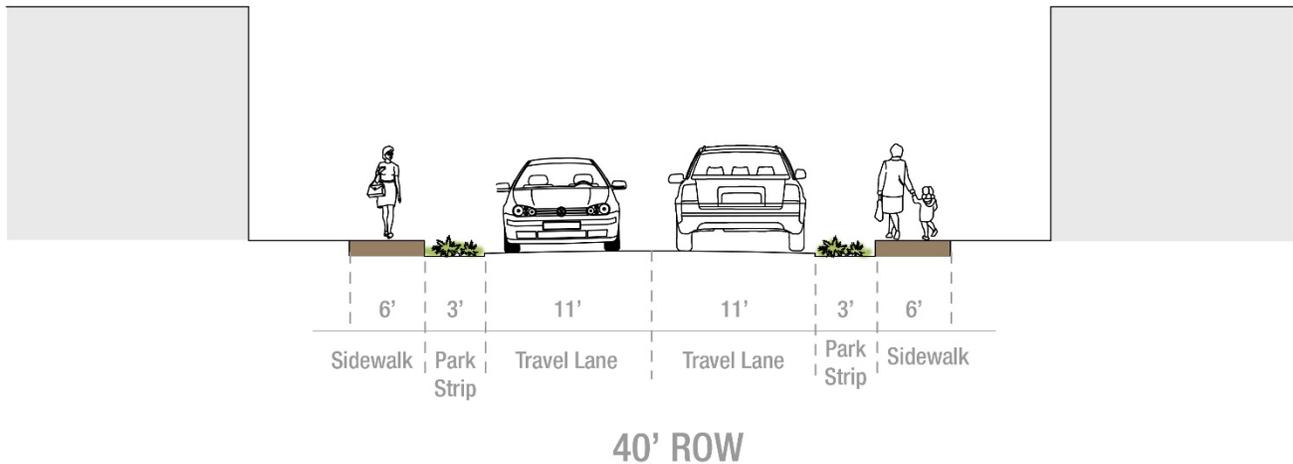


Figure 6: Proposed Section for Local Streets

Parking Areas

Table 4 identifies the total number of off-street parking spaces by use within the proposed PD. For Parking standards & Minimum required parking spaces for each use, refer to *Table A.1: Off-Street Parking Requirements* of City of Universal city's Code of Ordinance (Appendix A).

Table 4: Total Off-Street Parking Spaces

Land Use	Total No. of Off-Street Parking Spaces
Commercial Zone 1	350
Commercial Zone 2	650
Commercial Zone 3	135
Mixed Use	260
Single Family Homes (Low Density)	104
Single Family Homes (Medium Density)	240
Townhomes	275

302 PAT BOOKER ROAD – EXISTING SIGN IN RIGHT-OF-WAY



Motion to Approve:

In an effort to meet the vision of Aviation District Masterplan and foster revitalization and economic activity in that area of town, the UCEDC Board of Directors authorizes Staff to provide its recommendation to City Council to proceed with a proposed amendment to the Sign Code, Section 4-4-82 – Off Premises Signs, to allow certain off-premises signs in the Aviation District that promote or advertise businesses physically in that district.

TO: EDC

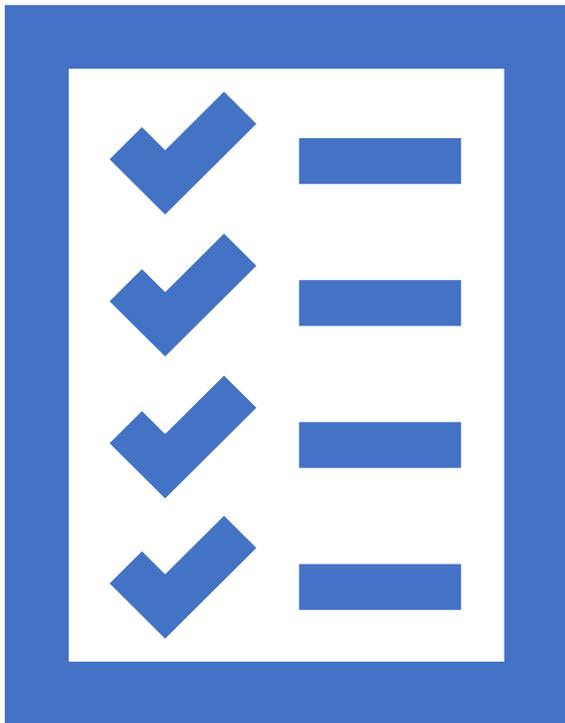
FROM: Michael Cassata, Economic Development Director

DATE: 5 March 2024

SUBJECT: Comprehensive Plan Update – Content Considerations

The Universal City Comprehensive Plan is a long-range vision document that provides an integrated approach to addressing community-driven challenges, as well as goals and objectives for the City in general. Specifically, it serves as the City's primary policy and planning document. An update to the City's 2018-2022 Comprehensive Plan is slated for this year.

As an integral part of the City's growth, Staff is requesting direction from the EDC on what specific areas to focus on as we engage in the overall process.



UNIVERSAL CITY, TX

COMPREHENSIVE PLAN

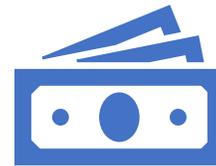
WHAT IS A COMPREHENSIVE PLAN?

- Officially establishes goals, policies & guidelines
- Sets pathway for current and future growth & development
- Provides direction for zoning regulations

WHO GENERATES & HOW MUCH?

- Technical Professionals

- Planners
- Transportation Planners & Engineers
- Civil Engineers
- Economists
- Architects & Landscape Architects
- Economic Development Professionals
- Attorneys



Cost Range = \$200k
– \$325k



Document Size =
100 – 600 pages

WHAT'S IN A COMPREHENSIVE PLAN?

RECOMMENDED

- Stated Purpose & Intent
- Community Profile
 - Demographic & Market Analysis
- Community Outreach & Process
 - Stakeholder Interviews
 - Community Workshop(s)
 - Project Website
 - Online Questionnaire
- Vision, Goals & Objectives
- Land Use & Development Plan
 - Future Land Use Plan (FLUP)
 - Land Use Policies (Residential, Commercial, Industrial, etc.)
 - Aesthetics Policy (Architecture, Urban Design & Landscaping)
 - Growth & Annexation – Infill & ETJ
- Transportation & Mobility Plan (efficient movement of people)
 - Roadway Network
 - Bicycle & Pedestrian Mobility

RECOMMENDED

- Community Facilities & Infrastructure Plan
 - Maintenance & Improvement Plan for City Hall, Public Works, Fire, Police, Library, Animal Control, Golf Course
 - Maintenance & Improvement Plan for Infrastructure
 - Technology Plan – GIS, EMS, PEG Channel, etc.
- Economic Development Plan
 - Economic & Fiscal Analysis
 - Growth Assistance Policy
- Implementation Plans/Strategic Plan
 - Key Implementation Steps Identified
 - Funding & Incentives
- Backup Data and Maps

WHAT'S IN A COMPREHENSIVE PLAN?

OTHER OPTIONS

- Transportation & Mobility Plan
 - Public Transit Consideration
- Housing Policy
- Image, Identity & Community Character Plan
- Hazard Mitigation Plan
 - Major Disaster Policy (Winter Freeze, Flooding, etc.)
 - Stormwater Management Policy
 - Mitigation Strategies
- Land Use & Development Plan
 - Commerce & Employment Policies
- Parks, Open Space & Environmental Features Plan (revisit?)
 - Maintenance & Improvement Plan for Existing Parks
 - New Parks Plan Policy

Motion to Approve:

The UCEDC Board of Directors authorizes Staff to provide its recommendation to City Council regarding what specific content areas to consider in the update to the City's Comprehensive Plan.



UNIVERSAL CITY, TX

February Report | Text + Web

ANALYTICS



Total Residents Engaged



Total Communications



25

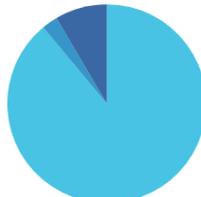
Communications happened on 2/17—Ask Jet's busiest day!

QUESTIONS

- Dog adoptions
- Map of Universal City, Texas
- I need to pay my traffic ticket
- How can I check my court date?
- Where do I find the city charter?
- Permits filed for a property
- When is my trash day?
- Can I bring my service dog to the Snowfest?
- Who do we contact to rent baseball field?
- How frequent do the shuttles run for Snowfest?
- Can I request an incident report online that involved myself?

TOP ACTIONS

Messages
8.4%



Questions
89%

