**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:** Michael Cassata, 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 other 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 the 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 to others that the EDC is not required to go out for bids. There was discussion regarding explanation of why the EDC would not reimburse the City for services provided during this project; the 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. 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 $3,204.20. 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.

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Dick Crow, President