

MINUTES

Universal City Economic Development Corporation Regular Meeting

Regular Meeting, Thursday, January 12, 2023, 5:30 P.M.
2150 Universal City Blvd, Universal City, TX 78148

1. CALL TO ORDER: President Dick Crow called the meeting to order at 5:30 PM.
2. QUORUM CHECK: Roland Hinojosa, Secretary

Board Members Present

Dick Crow, President
Lenny Dagg, Vice President
Dick Neville, Treasurer
Roland Hinojosa, Secretary
Christina Fitzpatrick, Director
Bear Goolsby, Director
Bryan Kuhlmann, Director

Board Members Absent

Mr. Hinojosa noted a quorum was present.

3. INTRODUCTION OF GUESTS: None.

4. OLD BUSINESS:

- A. Consider: Minutes of the August 11, 2022 Regular Meeting, August 15, 2022 Special Meeting, and September 1, 2022 Special Meeting.

Mr. Hinojosa moved to approve the minutes of the August 11, 2022 Regular Meeting, August 15, 2022 Special Meeting, and September 1, 2022 Special Meeting. Mr. Neville seconded the motion; the motion was approved unanimously.

- B. Consider the FY 2022 Q3 and Q4 Financial Report and Bills to be Paid.

Mr. Neville presented the FY 2022 Q3 and Q4 Financial Report and read the bills to be paid. Mr. Dagg moved to approve the FY 2022 Q3 and Q4 Report and the bills to be paid, subject to audit. Mr. Goolsby seconded the motion; the motion was approved unanimously.

5. NEW BUSINESS:

- A. Consider Proposal for renovations of the UCEDC owned structure at 110 E. Wright.

In order to prepare the property for short-term lease opportunity, Executive Director Kristin Mueller presented a quote for interior improvements to 110 E. Wright. Improvements consisted of repairing cracks and textures on the walls, painting walls and frames, repair the floor, and removing and replacing window film. The proposal provided by Masters Touch for the work, including labor, is

\$5,800. Ms. Mueller stated that staff met with Richard Prater, with Tucker Co. Realtors, who suggested that with the listed improvements the building could lease at approximately \$11,400 annually, with a revenue potential of approximately \$10,260.

Mr. Kuhlmann moved to approve the proposal for renovations by Masters Touch in the amount of \$5,800 at 110 E. Wright. Mrs. Fitzpatrick seconded the motion; the motion was approved unanimously.

- B. Consider Proposal for demolition of the UCEDC owned structure at 202 E. Langley.

Ms. Mueller presented the proposal by The Apache Group in the amount of \$6,500 to demolish the substandard structure at 202 E Langley. The proposal included the demolition and haul off a mobile home, including the removal of piers, concrete slab, and canopy. Additionally, it included the removal of trash trees, the storage building, and the chain link fence.

Mr. Dagg moved to approve the proposal by The Apache Group in the amount of \$6,500 for the demolition of 202 E. Langley. Mr. Hinojosa seconded the motion; the motion was approved unanimously.

- C. Discuss UCEDC owned structure at 302 Pat Booker Rd.

Ms. Mueller informed that staff had met with a commercial property manager who advised that the amount of investment needed to renovate the building in its current condition would be cost prohibitive to an investor. His recommendation was to demolish the property and market it as shovel ready. Ms. Mueller provided a cost estimate of \$30,000 for demolishing the building. However, between meeting with the commercial property manager and this meeting two separate business opportunities approached staff about purchasing or leasing the property as-is and staff is working with both parties while they determine if the project is financial feasible for them.

After discussion, consensus was given to staff to get two other demolition quotes and to wait on making a decision to demolish until more is known about the interested parties.

- D. **CLOSED SESSION** pursuant to Tex. Gov't Code Sec. 551.072 regarding the purchase, exchange, lease, or value of real property located in the Aviation District.

The Economic Development Corporation Board of Directors, City Manager Kim Turner, and Economic Development Director Kristin Mueller convened into closed session at 5:46 p.m.

- E. Reconvene into Open Session and take action on items discussed in Closed Session, if necessary.

Mr. Crow reconvened in Open Session at 6:22 p.m.. and announced that no action was taken in Executive Session.

6. ADJOURNMENT: The meeting adjourned at 6:23 P.M.

Dick Crow, President