

**MINUTES**  
**UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION**  
2150 Universal City Blvd  
Regular Meeting, Thursday, 11 May 2023

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

**Present:**

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

**Also Present:**

Kristin Mueller, Executive Director

**Not Present:**

Lenny Dagg, Vice President

Secretary Hinojosa noted a quorum was present.

3. **INTRODUCTION OF GUESTS:** Mr. Crow welcomed Lori Putt and Mandy Masson to the meeting.
4. **OLD BUSINESS:**

Mr. Goolsby moved to approve the minutes of the 13 April 2023 Regular Meeting. Mrs. Fitzpatrick seconded the motion.

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

Mr. Neville read the bills to be paid, totaling \$242,523.92. Mr. Hinojosa moved to approve the bills to be paid, subject to audit. Mrs. Fitzpatrick seconded the motion.

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

5. **NEW BUSINESS:**

**A. Public Hearing regarding the expenditure of funds for capital improvements at 1645 Pat Booker Rd, Ste 105/107.**

Ms. Mueller reintroduced Mandy Masson, owner of Greener Grooming, LLC. She explained that Ms. Masson has operated a business in Universal City for over 15 years and has won the Best of San Antonio for Pet Groomers 2 years in a row. Greener Grooming has been very involved in the community throughout the years, working closely with Homes for the Homeless, sponsoring City events, and donating grooming services to animals at the Universal City Animal Shelter. Mrs. Mueller said that Ms. Masson approached her about participating in the Storefront Improvement Program because she was expanding into the suite next to her current location.

The expansion would give them more room to groom but also provide a larger storefront for the fresh dog food, pet supplies, and toys. Because she needed to start on the expansion immediately to start making revenue out of the space, the expansion costs were unable to be considered for the program because the program cannot fund projects that have already started. It was noted that her expansion would allow her to hire another 2.5 employees.

For consideration, Ms. Masson submitted the new signage that will be added to the building and to the windows. The storefront sign will be approximately 4'x20' and will span across the entryway of both suites. One side of the sign will say "Whole Pet Essentials" and the other side "Greener Grooming". In addition to the large sign, there will be window decals and channel lettering. The total cost of the signage will be approximately \$22,690.

Ms. Masson thanked the EDC for considering her project for reimbursement. She detailed how she needed the expansion to be able to bring in more freezers to store her dog food. She said she brings in customers from all across the region, including Floresville, Bulverde, Smithson Valley, Austin, and Houston. She said she also ships items to customers from other states. She also stated that in Texas grooming services are taxable.

Mr. Crow opened the Public Hearing at 5:07 p.m.

There being no public comment, Mr. Crow closed the Public Hearing at 5:08 p.m.

**B. Consider Resolution 2023-4: A Resolution of the Board of Directors of the Economic Development Corporation approving the performance agreement with Greener Grooming for an economic development incentive in exchange for the improvement of a commercially zoned structure located at 1645 Pat Booker Rd, Ste # 105/107.**

Mr. Goolsby asked if there was no food before the expansion or are they just running out of food. Ms. Masson answered that they are running out of food and that the expansion allowed them to add 4 more freezers. She also added that they have wanted that extra suite for the last 10 years so they jumped onto the opportunity as soon as it presented itself. Mr. Goolsby said that while the expansion could not be included for reimbursement, he would like the expense to be considered when the Board considers at what level the Board would reimburse.

Ms. Mueller said that the only storefront improvement projects pending payment is the 2405 Pat Booker Rd and CJ's Charbroiled sign, which was funded from prior years and carried over. The budget for the Storefront Improvement Program this year is \$200,000. Potential reimbursement amounts, determined by a percentage of the total cost of the eligible project expenses are:

30%	\$6,807	50%	\$11,345	70%	\$17,017
40%	\$9,076	60%	\$13,614		

Mr. Goolsby moved to approve Resolution 2023-4 and for the UCEDC to reimburse Greener Grooming up to \$17,017 provided that Greener Grooming expends \$22,690 on signage. Mr. Neville seconded the motion.

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

- C. Closed Session: Closed Session pursuant to Tex. Gov't Code Sections 551.072 (Deliberation regarding Real Property) regarding:**
- a. 302 Pat Booker Rd.**
  - b. 118 E. Byrd**

Mr. Crow began the Closed Session at 5:22 P.M.

Those in Closed Session included the following people:

Dick Crow, President  
Dick Neville, Treasurer  
Roland Hinojosa, Secretary  
Christina Fitzpatrick, Director  
Bear Goolsby, Director  
Bryan Kuhlmann, Director  
Kristin Mueller, Executive Director

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

The Board of Directors reconvened into Open Session at 5:35 P.M. Mr. Crow announced that no action was taken in Closed Session.

- E. Resolution 2023-5: A Resolution of the UCEDC authorizing the purchase of real property located at 122 E. Byrd, Universal City, TX 78148.**

Mr. Hinojosa moved to approve Resolution 2023-5: A resolution authorizing the UCEDC's purchase of real property located at 122 E. Byrd, Universal City, TX 78148. Mr. Kuhlmann seconded the motion.

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

- F. Next Meeting:** The next Universal City Economic Development Corporation meeting is scheduled for Thursday, June 8, 2023.

**6. STAFF REPORT:**

Ms. Mueller gave an update on economic development projects throughout the City.

**7. PUBLIC COMMENT:** None.

**8. ADJOURNMENT:** Mr. Crow adjourned the meeting at 5:54 P.M.

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Dick Crow, President