

MINUTES
ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Thursday, 13 July 2023

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

Present:

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

Also Present:

Kim Turner, City Manager
Kristin Mueller, Economic Development Director
Regina Carmona, Community Relations Specialist
Robert Sam, Marketing Assistant
Maribel Garcia, Deputy City Clerk

Mr. Hinojosa noted a quorum was present.

3. **INTRODUCTION OF GUESTS:** Mr. Neville introduced his daughter who was in the audience that day.
4. **OLD BUSINESS:**

Mr. Neville moved to approve the following consent agenda item: a) Minutes of the 8 June 2023 Regular Meeting. Mr. Dagg seconded the motion.

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

Mr. Neville gave the Financial Report.

Mr. Goolsby moved to approve the following consent agenda item subject to the completion of the FY 2022 Audit: b) Financial Report. Ms. Fitzpatrick seconded the motion.

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

After approval of the item, Mr. Goolsby received clarification on the function of the social media archive. It is a one-year archive of all social media posts on the government's page.

Mr. Dagg received confirmation that it was standard for the EDC to sponsor Casino Night.

5. **NEW BUSINESS:**

A. Public Hearing: regarding the expenditure of funds for capital improvements at 2921 Pat Booker Rd #100.

Ms. Mueller explained that the public hearing regarded Bella Sera's storefront improvement project for both a storefront sign and two tenant signs. She stated they would be using Red Hot Signs and the total for the project would be \$11,769.04.

Mrs. Turner stated the restaurant has two other locations and they are doing well.

Mr. Crow opened the public hearing at 5:06 P.M.

Given there were no public comments, Mr. Neville asked who decides the position of the tenant signs on the marquise.

Ms. Mueller answered positioning is between the tenant and owner, most likely within the lease contract.

Ms. Fitzpatrick shared her discussion with the owners, stating they would be a more permanent business in Universal City.

Ms. Mueller explained they had been interested in the Request for Proposals for the old Shell gas station on Pat Booker Road, which could serve as a more permanent establishment for them.

Having no further questions or public comments, **Mr. Crow closed the public hearing at 5:09 P.M.**

B. Consider Resolution 2023-7: A Resolution of the Board of Directors of the Universal City Economic Development Corporation approving the performance agreement with Bella Sera for an economic development incentive in exchange for the improvement of a commercially zoned structure located at 2921 Pat Booker Rd #100.

Ms. Mueller clarified that they would be approving the amount covered by the EDC and would have to determine this amount.

Mr. Neville moved to approve the project for 50% of the cost.

Mr. Dagg asked if the EDC could round up from 50% to \$6000 of funding for the project.

Mr. Hinojosa received clarification for why the full amount of the project was not funded by the EDC, reasoning having to do with account use.

Mr. Neville amended his motion to approve the Resolution to fund \$6000 of the cost of storefront improvements. Mr. Goolsby seconded the motion.

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

Mr. Crow received clarification on the amended agenda to take off an item regarding Craft Pudding. It was explained that they needed to amend the scope of their proposal to the EDC and would be presenting it in August.

C. Next Meeting: Thursday, 10 August 2023 at 5:00 P.M., Council Chambers.

Ms. Mueller warned the EDC that the next meeting would be packed with items including the FY 2022 Audit Presentation.

6. STAFF REPORT:

Ms. Mueller and Mrs. Turner gave updates on economic development projects throughout the City.

7. PUBLIC COMMENT: None.

8. ADJOURNMENT: Mr. Crow adjourned the meeting at 5:33 P.M.

Dick Crow, President