

SCHERTZ

ECONOMIC DEVELOPMENT CORPORATION

MINUTES
CITY OF SCHERTZ
ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
REGULAR MONTHLY MEETING
THURSDAY, AUGUST 25, 2016

The City of Schertz Economic Development Corporation (SEDC) Board of Directors met for a Regular Monthly Meeting on Thursday, August 25th, 2016 at 6:00 p.m. in the City Council Chambers, Conference room, 1400 Schertz Parkway, Schertz, Texas.

CALL TO ORDER

1. Roll call and recognition of visitors.

President Brown called the meeting to order at 6:00 p.m. and welcomed everyone in attendance.

Board of Directors:

Tim Brown – President
Angelina Kiser – Vice President
Roy Richard
Paul Macaluso
Katie Chain
Gary Howell

Staff:

Kyle Kinatader – SEDC Executive Director
Patty Horan – Executive Assistant - ED
James Walters – Finance Assistant Director

Others present: Councilmember Jim Fowler, Robert Brockman & The Chamber President, Maggie Titterington.

2. Public comment.

This time is set aside for any person who wishes to address the Board. Each person should fill out the Citizen's to be Heard registry form prior to the meeting. Presentations should be limited to no more than 3 minutes. The presiding officer, during the Public Comment portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

There were no public comments.

ITEMS FOR INDIVIDUAL CONSIDERATION

3. Consider/Discuss/Act on approval of the Minutes for the Board of Directors Regular Monthly Meeting held on Thursday, July 28th, 2016. (P. Horan)

A motion to approve the minutes for the Board of Directors Regular Monthly Meeting held on Thursday, July 28th, 2016 was made by Mr. Roy Richard. Seconded by Ms. Angelina Kiser. **Motion passed** unanimously.

4. Review of the SEDC Monthly Financial Report for the month of July 2016. (J. Walters)

Mr. Walters provided an overview of the SEDC Monthly Financial Statements Report for the month of July 2016.

5. Consider/Discuss the renewal for the period of 2016-18 of the Incentive Policy adopted under Ordinance 14-T-44. (K. Kinatader)

Mr. Kinatader explained the importance of developing a comprehensive incentive policy that promotes economic development while utilizing the City of Schertz 2016 Strategic Plan. The proposal is to create a single incentive policy that outlines each of the incentive tools and identifies the primary contact for each. Mr. Kinatader provided an overview of the following incentive programs:

- SEDC Performance Agreement (LGC 501, 502, 505)
- City of Schertz Chapter 380 Agreement (LGC 380)
- City of Schertz Chapter 312 Tax Abatement (TC 312)
- Hotel Occupancy Tax (TC 351, 352)
- Schertz Main Street Area Preservation Incentive Program
- Neighborhood Empowerment Zone (LGC 378)
- The Freeport and Goods in Transit Exemption

Mr. Kinatader introduced Ms. Maggie Titterington who was asked to provide input on behalf of local small business owners and their needs for grants to help promote retention and expansion. She advocated for the inclusion of programs that benefit existing small businesses in the new City's incentive policy.

Mr. Kinatader explained that we would revisit the policy next month before submitting a draft to Council.

No action was taken.

6. Director's Report. (K. Kinatader)

Mr. Kinatader provided updates on the Director's report included in the Board packet. Some highlights at the meeting included:

- Project Updates
 - 1300 Schertz Parkway
Provided update on last phase of the project related waiting period for revegetation of the site.
- SEDC Personnel
Provided an update on current job vacancies

- Alamo Manufacturing Partnership
Provided background information about the organization and its mission
- Events Attended
 - Northeast Partnership for Economic Development | Fam Tour | July 14th
 - 2016 Retail Live Trade Show | August 18th

REQUESTS AND ANNOUNCEMENTS

7. Requests by Board Members that items be placed on a future SEDC Board Meeting Agenda.

No requests were made.

Board recessed the Regular Meeting into Executive Session at 6:55 p.m.

8. EXECUTIVE SESSIONS

- A. **Called in accordance with Section 551.087 of the Texas Government Code, Deliberation Regarding Economic Development Negotiations; Closed Meeting.** The governmental body is not required to conduct an open meeting (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.

- Project E-023
- Project E-025

Start Time: 7:02 p.m.

End Time: 8:05 p.m.

Ms. Angelina Kiser left the meeting at 7:30 p.m.

- B. **Called in accordance with Section 551.072 of the Texas Government Code, DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- Project E-024

Start Time: 7:02 p.m.

End Time: 8:05 p.m.

RECONVENE TO REGULAR SESSION

President Brown reconvened to Regular Session at 8:06 p.m.

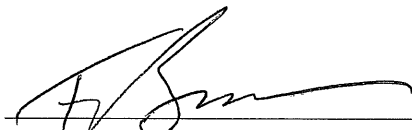
9. **Discussion, public hearing and possible action to authorize the SEDC Executive Director to take the necessary and appropriate actions to proceed with negotiations based on discussions held in Executive Session under Agenda Item No.8:**
- Project E-023
 - Project E-025
 - Project E-024

A motion to authorize the SEDC Executive Director to take the necessary and appropriate actions to proceed with negotiations based on discussions held in Executive Session was made by Mr. R. Richard. Seconded by Mr. P. Macaluso. Motion passed unanimously.

ADJOURN

President Brown adjourned the meeting at 8:08 p.m.

MINUTES PASSED AND APPROVED THIS 27th DAY OF OCTOBER, 2016.



Tim Brown – President

Angelina Kiser – Vice President