

# SCHERTZ

ECONOMIC DEVELOPMENT CORPORATION

MINUTES  
CITY OF SCHERTZ  
ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
REGULAR MONTHLY MEETING  
THURSDAY, AUGUST 24, 2017

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The City of Schertz Economic Development Corporation (SEDC) Board of Directors met for a Regular Monthly Meeting on Thursday, August 24, 2017 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 6:02 p.m. and welcomed everyone in attendance.

### Board of Directors:

Tim Brown – President  
Gary Howell – Vice President  
Roy Richard  
Katie Chain  
Victoria Readnour

### Staff:

Kyle Kinateder – SEDC Executive Director  
Patty Horan – Executive Assistant - ED  
Jennifer Kolbe – Business Retention Manager  
Drew Vincent – ED Analyst  
Ricardo Fraire – Finance Dept. Analyst

### Directors absent:

Paul Macaluso  
Mark Tew

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.*

No one spoke during public comment.

## 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 27, 2017 (P. Horan)

**A motion to approve** the Minutes for the Board of Directors Regular Monthly Meeting held on Thursday, July 27, 2017 was made by Mr. Richard. Seconded by Mr. Howell. **Motion passed unanimously.**

4. Review of the SEDC Monthly Financial Report for the month of July 2017. (J. Walters)

Mr. Fraire attended the meeting in place of Mr. Walters. He provided an overview of the revenue and expense report (unaudited) as of July 31<sup>st</sup>. Major highlights included a total cash & investments total of \$13,857,150.26 and a total sales tax revenue increase of 8.3% for the year-to-year comparison.

5. Director's Report. (K. Kinateder)

- Project updates  
Mr. Kinateder reported that the building permit for Texas Plumbing Supply Co. Inc. has not been issued and it's unlikely that they'll be able to meet the project deadlines. Evestra, Inc. has received a temporary permit which allows them to start moving in. They're working on obtaining their permanent certificate of occupancy by Oct. 31. Once the permit has been issued, staff will process the grant payment.
- Businesses visited  
Caterpillar – 6800 Doerr Lane, Schertz, TX  
Theis Distributing – 17984 Red Iron, Schertz, TX
- Events attended  
Manufacturers roundtable – 1400 Schertz Parkway, Schertz, TX  
Hitting it out of the park – Team Texas – Arlington, TX

6. REQUESTS AND ANNOUNCEMENTS

A. Announcements by City staff:

The following announcements were made:

- Committee of Committees Advisory Board (CCAB) Report – Aug. 16, 2017  
President Brown provided a quick overview of the CCAB meeting.
- Office closed – Labor Day – Sep. 4, 2017
- SchertzQ – Sep. 15-16, 2017
- Manufacturing Day – CalTex Plant Tour – Oct. 6, 2017

B. Requests by Board Members to place items on a future SEDC Board Meeting agenda.

No requests were made.

President Brown recessed the open session at 6:16 p.m.

7. EXECUTIVE SESSION

- 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-032
- Project E-033

Start Time: 6:18 p.m.  
End Time: 7:04 p.m.

### RECONVENE TO REGULAR SESSION

President Brown reconvened into regular session at 7:05 p.m.

8. Discussion 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.7-A:
- Project E-032 – Ace Mart Restaurant Supplies Co. – Discussion, public hearing, and possible action relating to an expenditure of SEDC funds to assist a transportation and warehousing project.
  - Project E-033

President of the Board opened the meeting for public comment:

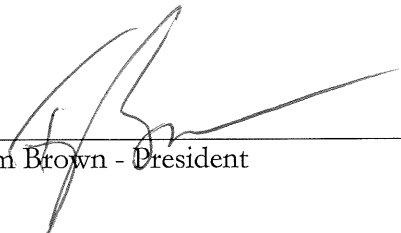
Time start: 7:06 p.m.  
There was no public present. No comments were made.  
Time end: 7:06 p.m.

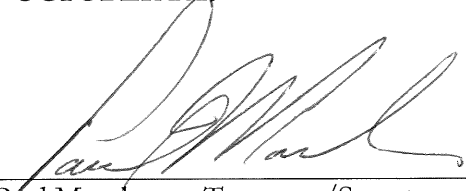
**A motion to recommend** that the City Council authorize the related expenditure of an economic development incentive agreement among the SEDC and Ace Mart Restaurant Supplies Co. as outlined in the Agreement was made by Ms. K. Chain. Seconded by Mr. R. Richard. **Motion passed unanimously.**

### ADJOURN

President Brown adjourned the meeting at 7:07 p.m.

**MINUTES PASSED AND APPROVED THIS 26 DAY OF OCTOBER 2017**

  
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Tim Brown - President

  
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Paul Macaluso – Treasurer/Secretary

