

# SCHERTZ

ECONOMIC DEVELOPMENT CORPORATION

MINUTES  
CITY OF SCHERTZ  
ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
REGULAR MONTHLY MEETING  
THURSDAY, NOVEMBER 16, 2017

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The City of Schertz Economic Development Corporation (SEDC) Board of Directors met for a Regular Monthly Meeting on Thursday, November 16, 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 6:00 p.m. and welcomed everyone in attendance.

### Board of Directors:

Tim Brown – President  
Gary Howell – Vice President  
Paul Macaluso – Treasurer/ Secretary  
Roy Richard  
Victoria Readnour  
Mark Tew

### Staff:

Kyle Kinateder – SEDC Executive Director  
Patty Horan – Executive Assistant - ED  
Jennifer Kolbe – Business Retention Manager

### Directors absent:

Katie Chain

2. Public comment.  
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, October 26, 2017 (P. Horan)

**A motion to approve** the Minutes for the Board of Directors Regular Monthly Meeting held on Thursday, October 26, 2017 was made by Mr. G. Howell. Seconded by Ms. V. Readnour. **Motion passed** unanimously.

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

Due to the closure processing of all accounts for the end of the fiscal year, Finance was not able to produce the SEDC financial statement for the month of October at this time. Statement will be reviewed at the next regular monthly meeting.

5. Consider/Discuss SEDC workforce initiatives (K. Kinateder/J. Kolbe) (Item requested by Board Member K. Chain)

Staff provided an overview on ongoing initiatives regarding local and regional workforce development efforts. Ms. Kolbe explained how workforce development is a focus area in the SEDC Business Retention and Expansion Plan. Highlights of the presentation included discussions on: roundtable meetings, labor rates, partnerships (school district, local and state agencies), employers' workforce needs, and the EDC's ability to finance certain job training as allowed by the Texas Local Government Code 501.101(K) and 501.162. Currently, only staff time has been allocated for workforce development efforts.

6. Consider/Discuss/Act on certain infrastructure improvements on Main Street (K. Kinateder)

Upon request from City Council, Mr. Kinateder provided an overview of the Main Street Committee and efforts to redevelop of the Main Street in Schertz. The Committee seeks funds for roadways, sidewalks, parking, signage, and building improvements to help revitalize Main Street. The committee sought funding through the City's Local Flavor Policy; unfortunately, it failed to receive support and was unfunded from the General Fund in the FY 2017-18 budget. Mr. Kinateder led a discussion for the SEDC Board of Directors for possible funding of infrastructure improvements on Main Street using the Texas Local Government Code Section 501.103 which authorizes type B corporations for expenditures on certain infrastructure improvement projects necessary to promote or develop new or expanded business enterprises. Mr. Kinateder recommended \$500,000 from the SEDC to be used for infrastructure improvement. With the SEDC participation, funding for Main Street is projected as follows:

- \$1,000,000 (Main Street Bond)
- \$ 350,000 (Roadway Funds)
- \$ 500,000 (SEDC Funds)

The Board cross-referenced all the information provided and voiced concerns with the limitations on expanding parking, the floodplain, historical buildings, and other issues with the types of businesses established in that area. The Board requested staff to help schedule a joint meeting with the Main Street Committee and with City Council to have a better understanding of the ultimate vision and redevelopment plans for Main Street Project.

No action was taken.

Director Mark Tew left the meeting at 6:48 p.m.

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

- Project updates

Mr. Kinateder reported that Council authorized the Amendment with GE Oil & Gas, LLC. Texas Plumbing Supply Amendment offer was authorized and it's being processed. Evestra, Inc. grant payment has been issued. Ace Mart Restaurant Supply Co. has finished out the interior

construction for the project. Staff will be submitting a budget adjustment to City Council for the Ace Mart incentive. The budget adjustment is necessary because of the timing of the project in relationship with the City's budget approval process.

- Businesses visited
  - River Whey Creamery
  - Shook Mobile Technologies/Roll Techs Specialty Vehicles
  - Hollingsworth Logistics Group (HLG)
- Events attended
  - SEDC Manufacturing Roundtable
  - Alamo Colleges District Workforce Training Network Corporate College
  - SCUCISD College and Career Night
  - Schertz Fulfilment, Logistics Roundtable
  - Fabtech Trade Show and Recruitment Trip

## 8. REQUESTS AND ANNOUNCEMENTS

The following announcements were made:

### A. Announcements:

- Office closed – Thanksgiving – Nov. 23 & 24, 2017
- Schertz Festival of Angels – Dec. 1, 2017
- SEDC Board Holiday Celebration Dinner – Dec. 7, 2017
- Office closed – Christmas Day – Dec. 25, 2017
- Office closed – New Year's Eve – Jan. 1, 2018

B. Requests by Board Members to place items on a future SEDC Board Meeting agenda.  
No requests were made.

## 9. 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-035 – A transportation and warehousing Project
  - Project E-036 – A manufacturing Project

Start Time: 7:03 p.m.

End Time: 7:17 p.m.

### RECONVENE TO REGULAR SESSION

President Brown reconvened in to regular session at 7:18 p.m.

10. 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. 9-A:

- Project E-035
- Project E-036

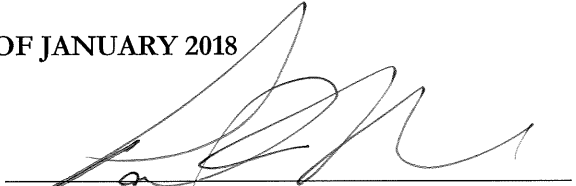
No action was taken.

**ADJOURN**

President Brown adjourned the meeting at 7:19 p.m.

**MINUTES PASSED AND APPROVED THIS 25 DAY OF JANUARY 2018**

  
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Tim Brown - President

  
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Paul Macaluso – Treasurer/Secretary