

SCHERTZ

ECONOMIC DEVELOPMENT CORPORATION

MINUTES THURSDAY, MARCH 22, 2018

The City of Schertz Economic Development Corporation (SEDC) Board of Directors met for a Regular Monthly Meeting on Thursday, March 22, 2018 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
Paul Macaluso – Treasurer/ Secretary
Roy Richard
Mark Tew
Victoria Readnour

Directors absent:

Gary Howell – Vice President
Katie Chain

Staff:

Kyle Kinateder – SEDC Executive Director
Patty Horan – ED Executive Assistant
Jennifer Kolbe – Business Retention Manager
Drew Vincent – ED Analyst
James Walters – Director of Finance
R.J. Fraire – Financial Analyst

Others present:

Katelyn Hippen – CORE – The Chamber
Denise Garcia – CORE – The Chamber
Susan Rigg – Owner of River Whey Creamery

2. Public comment.

Ms. Hippen and Ms. Garcia introduced themselves as participants in The Chamber's Leadership CORE (Community, Organization, Reciprocation, Education) Program. Ms. Rigg introduced herself as the owner of River Whey Creamery in Schertz. Her company has produced artisanal cheese since October 2014. Ms. Rigg talked about her company's business model and the processes involved in cheese manufacturing. She provided samples for everyone in attendance. The Board thanked Ms. Rigg for visiting and introducing her Schertz business.

PRESENTATIONS

3. SEDC Monthly Financial Statements: February 2018. (J. Walters)

Mr. Fraire provided an overview of the SEDC's revenue and expense report (unaudited) as of February 28. Highlights on the report included sales taxes showing a slight decrease of 0.3%

from February 2017. The largest expense to the SEDC for the month was the contribution to the Interest & Sinking Fund (I&S) for the last debt payment on the 2009 Bonds for the Emergency Services Buildings. Mr. Kinatader was happy to announce that the corporation is now debt free and has \$15,683,874.99 in cash and investments.

4. Annual Economic Development Incentive Certification Report. (K. Kinatader)

Mr. Kinatader made reference to the information provided in the Board packet. He added that all the companies required to certify their compliance to their respective incentive agreements have been found to be in compliance (except Amazon.com that has until April 15, 2018 to report). Mr. Tew asked for clarification on the payout process of incentives due to each company that has earned them. Mr. Kinatader and Mr. Walters explained that individual payments are included in the budget process each year.

No action was taken.

5. 1st Quarter 2018 Recruitment Update. (K. Kinatader)

Mr. Kinatader made reference to the information provided in the Board packet. He mentioned that the recruitment trips are targeted to promote the City of Schertz to specific primary job creating companies. He also invited the Board to check out the new 'blog' tab on the SEDC website which has been created with the purpose of educating perspective companies about opportunities in Schertz.

No action was taken.

ITEMS FOR INDIVIDUAL CONSIDERATION

6. Consider/Discuss/Act on approval of the minutes for the Board of Directors Regular Monthly Meeting held on Thursday, February 22, 2018. (P. Horan)

A motion to approve the minutes for the Board of Directors Regular Monthly Meeting held on Thursday, February 22, 2018 was made by Mr. Macaluso. Seconded by Ms. Readnour. **Motion passed** unanimously.

7. Consider/Discuss/Act on the Freeway Manor Subdivision Property. (K. Kinatader)

Mr. Kinatader provided background, location and updated pictures of the Freeway Manor Subdivision as it was requested during last month's meeting. The subdivision is 66.9 acres and consists of 247 lots, of which the City currently owns 51 lots. After discussion relating to potential Projects that the SEDC is authorized to fund, the SEDC Board decided that it would be more appropriate for the City to focus on this redevelopment effort. The Board didn't find any strategic advantage to own real estate property in that subdivision, asked that the SEDC continue focusing on its mission of attracting/retaining primary jobs and infrastructure improvements.

A motion to discontinue the purchasing of real estate property at Freeway Manor Subdivision was made by Mr. Richard. Seconded by Ms. Readnour. **Motion passed** unanimously.

8. **REQUESTS AND ANNOUNCEMENTS**

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

No requests were made.

9. Information available in SEDC Board Packets – **NO DISCUSSION TO OCCUR**

- Planning software approval update
- CCAB meeting notes for 2/22/2018

10. **CLOSED SESSION**

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-038
- Project E-039
- Project E-040

Start time: 6:44 p.m.

End time: 8:07 p.m.

RECONVENE TO REGULAR SESSION

President Brown reconvened the meeting back into regular session at 8:07 p.m.

11. 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 Closed Session under Agenda Item No. 10:

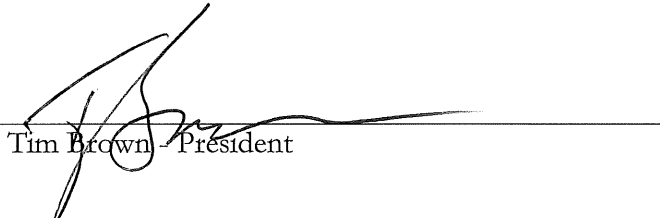
- Project E-038
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- Project E-040

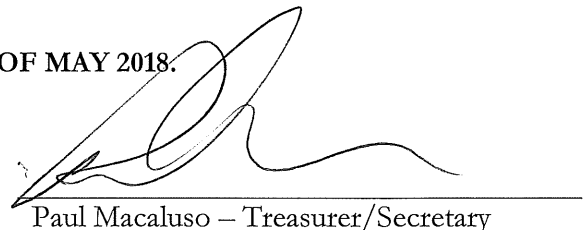
No action was taken.

ADJOURNMENT

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

MINUTES PASSED AND APPROVED THIS 1 DAY OF MAY 2018.


Tim Brown - President


Paul Macaluso – Treasurer/Secretary

