



REGULAR MEETING MINUTES

The City of Helotes Economic Development Corporation (EDC) Board of Directors met for a Regular Meeting on Wednesday, October 19, 2016 at 7:00 p.m., in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present:

Board Members:	Pat Wootton, President	Keith Muhlestein, Vice President
	Diane Anderson, Secretary	Drue Helms
	Kathryn Mitchell	Carl Hale
	Joel Lutz	

Staff: Glenn Goolsby, EDC Specialist

1. Call to Order.

President Wootton called the meeting to order at 7:00 p.m.

OPEN SESSION:

2. Citizens to be Heard.

The EDC cannot discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). The EDC will accept comments from citizens of the City of Helotes only. Comments are limited to three (3) minutes, and this time is not transferable. Discussion by the EDC of any item not on the Agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to any inquiry, and / or a proposal to place the item on a future EDC Agenda.

No public comment.

CONSENT AGENDA (ITEM NOS. 3 – 7):

All items marked with an asterisk (*) on the consent agenda were voted on as a group after discussion. Pat Wootton pulled Item 4 from consideration. Motion was made by Keith Muhlestein, second by Drue Helms to approve Items 3, and 5 thru 7. Motion carried unanimously.

- 3. *Approval of the Regular and Special Meeting Minutes dated August 17, 2016 and September 8, 2016, respectively. (Staff)**
- 4. Approval of the Fiscal Year Ending (FYE) 2016 Revenue and Expenditure and Encumbrance Reports, including ratification of requisite FYE 2016 budget adjustments, dated September 30, 2016. (Staff)**
- 5. *Approval of a Resolution approving an Agreement for Management Services between the City of Helotes and the City of Helotes Economic Development Corporation. (Staff)**

6. ***Approval of a Resolution adopting an FYE 2017 Investment Policy and Strategy for Public Investment purposes. (Staff)**
7. ***Approval of a Resolution approving appropriations for the City of Helotes Economic Development Corporation's (EDC) Fiscal Year Ending (FYE) 2017 Operating and Capital Budgets beginning October 1, 2016 and ending September 30, 2017 to support the EDC's programs, "Projects," as defined by Article 5190.6 of the Development Corporation Act of 1979, Secs. 2 and 4(B) of Vernon's Texas Civil Statutes, and cooperatives; authorizing the EDC Executive Director to take all necessary steps to implement the provisions of this Resolution; incorporating recitals; providing for severability; and adopting an effective date. (Staff)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

8. **Presentation by Sergio Beltran, Director of Operations for Slim Texas, LLC, on and discussion of and action on a request by Slim Chickens Restaurant, Slim Texas, LLC, and SSCP Management, Inc. for an economic development incentive for the development of a fast-casual restaurant to be located near the intersection of S.H. 16 and Hausman Rd., property more particularly described by Bexar County Appraisal District (BCAD) Property ID Nos. 1135073 – 1135087. (Applicant)**

Motion was made by Diane Anderson, second by Carl Hale to discuss and take action on Item 8.

Sergio Beltran discussed SSCP Management structure and clients and why they chose Helotes for the first location in south central Texas. He stated due to development challenges such as higher development cost in Helotes approximately \$800,000 more than other location and project delays they are in need of assistance to move forward. They will hire 25 – 30 jobs and operate the Helotes site as a training center. Mr. Beltran is requesting a reimbursement of 40% of the sales and use tax over a period of 10 years.

Motion was made by Keith Muhlestein, second by Carl Hale to approve a Chapter 380 Economic Development Agreement to support Slim Chickens as presented. Motion carried unanimously.

9. **Discussion of and action on the FYE 2017 Strategic Work Plan, pursuant to Article IV, Section 4.1 of the EDC Bylaws, including, but not limited to, the following:**
 - a. **Mission and vision statements;**
 - b. **Capital improvement projects;**
 - c. **New and expanded business opportunities, senior housing, hotel development, and U.S. Fish & Wildlife Service Critical Habitat designations; and**
 - d. **Communication / marketing activities.**

Motion was made by Diane Anderson, second by Keith Muhlestein to discuss and take action on Item 9.

After brief review, the general consensus was to bring the item back for discussion at the December Meeting.

Adjourn the regular meeting of the EDC Board of Directors.

President Wootton adjourned the meeting at 7:43 p.m.



Rick A. Schroder
Executive Director