



REGULAR MEETING MINUTES

The City of Helotes Economic Development Corporation (EDC) Board of Directors met for a Regular Meeting on Wednesday, November 16, 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	Diane Anderson, Secretary
	Joel Lutz	Wayne Stacey
Staff:	Rick Schroder, Executive Director	Glenn Goolsby, EDC Specialist
Absent:	Drue Helms	Kathryn Mitchell
	Carl Hale	

1. Call to Order.

President Wootton called the meeting to order at 7:05 p.m.

OPEN SESSION:

2. Public hearing.

In accordance with T.L.G.C §505.159, to give all interested persons the right to appear and be heard on a proposed Chapter 380 Economic Development Agreement / Project providing sales tax rebates to Slim Texas, LLC / Slim Chickens Restaurant. The proposed Agreement includes economic development "Projects," as defined by Art. 5190.6 Development Corporation Act of 1979, Secs. 2 and 4(B) of Vernon's Texas Civil Statutes.

President Wootton opened the hearing at 7:05 p.m., with no public comment the hearing was closed at 7:05 p.m.

3. 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. 4 – 6):

All items marked with an asterisk (*) on the consent agenda were voted on as a group after discussion. Motion was made by Diane Anderson, second by Joel Lutz to approve Items 4 thru 6. Motion carried unanimously.

4. ***Approval of the Regular Meeting Minutes dated October 19, 2016. (Staff)**
5. ***Approval of the Fiscal Year Ending (FYE) 2017 Revenue and Expenditure Report dated November 10, 2016. (Staff)**
6. ***Approval of Quarterly Investment Report dated September 30, 2016. (Staff)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

7. **Discussion of and action on a Resolution by the Board of Directors of the EDC approving a 380 Economic Development Agreement between the EDC and Slim Texas, LLC. (Slim Chickens Restaurant) for the provision of sales tax grants; incorporating recitals; declaring a public purpose; authorizing the Executive Director to negotiate, execute, and take all necessary steps to implement the provisions of this Resolution; providing for severability; repealing any other provisions in conflict herewith; and setting an effective date. (Staff)**

Motion was made by Diane Anderson, second by Wayne Stacey to discuss and take action on Item 7.

Rick Schroder summarized the incentive request for a forty percent (40%) Sales and Use Tax reimbursement over a ten (10) year period. Mr. Schroder requested the Board provide him the authority to negotiate and execute the agreement pending City Council action.

Motion was made by Diane Anderson, second by Joel Lutz to authorize Rick to negotiate and execute the agreement. Motion carried unanimously.

8. **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. **Commination / marketing activities.**

Motion was made by Joel Lutz, second by Wayne Stacey to discuss and take action on Item 8.

Direction was given to remove the following; the Helotes Creek Linear Park Transportation Enhancement Project, assisting City with projects; utilizing Freese and Nichols, and references to the Helotes Area Merchant and Business Association. The Board also requested to add financing the Helotes Creek Pedestrian Bridge, and researching creating a Municipal Development District.

9. **Discussion of and action on possible partnerships, sponsorships, and/or marketing efforts between the EDC and the Helotes Area Chamber of Commerce.**

No action taken.

10. Discussion of and action on the election of officers for the EDC Board of Directors, as required by the EDC Restated and Amended Articles of Incorporation, Article Ten Board of Directors, including, but not limited to, President, Vice-President, and Secretary. (Staff)

Motion was made by Diane Anderson, second by Wayne Stacey to nominate Pat Wootton as President, Joel Lutz as Vice President, and Diane Anderson as Secretary. Motion carried unanimously.

Adjourn the regular meeting of the EDC Board of Directors.

President Wootton adjourned the meeting at 7:51 p.m.



Rick A. Schroder
Executive Director