



**CITY OF HELOTES
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL MEETING MINUTES**

The City of Helotes Economic Development Corporation (EDC) Board of Directors met for a special meeting on Wednesday, July 30, 2014 at 4:00 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: Drue Helms, Vice President
 Cynthia Massey
 Pat Wootton
 Bert Buys

Staff: Rick Schroder, EDC Executive Director
 Glenn Goolsby, EDC Specialist

Absent:

Board Members: Ardith Garner, President
 Keith Muhlestein, Secretary
 Caleb Rackley

1. Call to order.

Vice President Helms called the meeting to order at 4:02 p.m.

OPEN SESSION:

2. Public comment.

The EDC cannot discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). 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.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. Discussion, direction, and / or appropriate action on a Resolution repealing EDC Resolution No. 36 and approving a Chapter 380 economic development agreement between the City of Helotes, the City of Helotes Economic Development Corporation (EDC), the Bluff at Old Town Helotes, LLC, and the Shops at Old Town Helotes, Inc. for property and sales tax grants for the construction of public improvements and the development of the Shops at Old Town Helotes and the construction of sidewalks and mixed-use retail, office, and restaurant facilities on approximately 5.26 acres of real property across two (2) parcels of land, the first located near the intersection of Riggs Road and Old Bandera Road and the second located near the intersection of Scenic Loop Road and Old Bandera Road; placing for consideration and adoption on a subsequent EDC meeting agenda the aforementioned economic development agreement; authorizing the City Administrator to take all necessary steps to implement the provisions of this Ordinance; incorporating recitals; providing for severability; repealing any other Code provisions,

ordinances, or parts of ordinances, and other provisions in conflict herewith; and setting an effective date. (Staff)

Rick Schroder, EDC Executive Director spoke on this item. Approval of this agreement will repeal Resolution No. 36. The significant changes in the new contract include: changing the names of Kenneth and Mary Sue Dempsey's to Shops at Old Town Helotes, Inc.; remove "expanded restroom facility" from the definition under "project"; define the word substantially complete to mean the completion of a minimum of 10 buildings out of 21; remove the requirement for contingency for a performance bond because Mr. Dempsey will operate as the developer and general contractor; update the tax year and property tax rate; remove final determination authority from the City Council in regards to compliance to this contract; and remove the indemnity provision whereby the developer indemnifies the City or the EDC when the City or EDC are sole cause of the injury or damage.

Motion was made by Pat Wootton, second by Bert Buys to approve the Chapter 380 Agreement between the Helotes EDC, City of Helotes, the Bluff at Old Town Helotes, LLC, and the Shops at Old Town Helotes, Inc. Motion carried unanimously.

Adjourn the regular meeting of the EDC Board of Directors.

Drue Helms adjourned the meeting at 4:12 p.m.



Drue Helms, Vice President