

## MINUTES

### Universal City Economic Development Corporation

Regular Meeting, Thursday, May 12, 2022, 5:00 P.M.

2150 Universal City Blvd, Universal City, TX 78148

1. **CALL TO ORDER:** Treasurer Dick Neville called the meeting to order at 5:02 PM.

2. **QUORUM CHECK:** Treasurer Dick Neville

Board Members Present

Dick Neville, Treasurer

Bear Goolsby, Director

Roland Hinojosa, Director

Bryan Kuhlmann, Director

Board Members Absent

Dick Crow, President

John DiPiero, Vice President

Lenny Dagg, Secretary

Mr. Neville noted a quorum was present.

3. **INTRODUCTION OF GUESTS:**

Michael Cassata, Development Services Director

4. **OLD BUSINESS:**

A. Consider: Minutes of the April 14, 2022 Regular Meeting.

Mr. Goolsby moved to approve the minutes of the 14 April 2022 Regular Meeting. Mr. Hinojosa seconded the motion; the motion was approved unanimously.

B. Consider the Financial Report and Bills to be Paid.

Treasurer Neville reported the amount of Sales Tax Revenue to be collected for March, April and May as well as the bills to be paid.

Mr. Goolsby moved to approve the bills to be paid, subject to audit. Mr. Hinojosa seconded the motion; the motion was approved unanimously.

5. **NEW BUSINESS:**

A. Discuss & Consider Resolution 2022-3: A resolution of the Board of Directors of the Universal City Economic Development Corporation approving a project as authorized by Section 505.158 of the Texas Local Government Code, authorizing certain financial assistance to be used for the targeted infrastructure located within the City of Universal City, Texas; and providing for an effective date.

Executive Director Kristin Mueller explained that the Board voted to approve this project at the April meeting and that this is the Resolution formally authorizing the project.

Mr. Hinojosa moved to approve Resolution 2022-3. Mr. Kuhlmann seconded the motion; the motion was approved unanimously.

- B.** Discuss & Consider Resolution 2022-4: A resolution of the Board of Directors of the Universal City Economic Development Corporation approving a project as authorized by Section 505.158 of the Texas Local Government Code, authorizing certain financial assistance to be used for the targeted infrastructure located within the City of Universal City, Texas; and providing for an effective date.

Ms. Mueller said that this project was also approved at the April Board meeting and explained that this Resolution formally authorizes the project.

Mr. Goolsby moved to approve Resolution 2022-4. Mr. Kuhlmann seconded the motion; the motion was approved unanimously.

- C.** **Public Hearing** regarding the expenditure of funds for capital improvements at 122 W. Lindbergh.

Ms. Mueller said that Russell McWhorter, owner of 122 W. Lindbergh has been working to create a mobile food park, bar, and dining area in the Aviation District. She said that Mr. McWhorter was unable to attend the meeting because it is the same day as his daughter graduating from Texas A&M. Michael Cassata, Development Services Director, has been working closely with Mr. McWhorter and was present to answer any questions on Mr. McWhorter's behalf.

Mr. McWhorter submitted a Storefront Improvement Application requesting financial assistance for the design and build of an elevated 20'x25' deck with handicapped accessible ramp. The deck area will be utilized as a dining area as well as a stage for live music at his venue. The estimated cost of construction is \$60,000.

Mr. Neville opened the Public Hearing at 5:24 P.M.

There being no public comment, Mr. Neville closed the Public Hearing at 5:45 P.M.

- D.** Discuss & Consider Resolution 2022-5: A Resolution of the Board of Directors of the Universal City Economic Development Corporation approving the performance agreement with Russell McWhorter for an Economic Development incentive in exchange for the improvement of a commercially zoned structure located at 122 W. Lindbergh.

The Board had a general discussion on the size and material of the stage and the use of the existing building. While the Economic Development Board expressed interest in providing financial assistance for the deck because it would add to the life-at-night environment that is trying to be developed in the Aviation District, there was concern that the façade of the existing structure, in its current condition, would detract from the overall benefit of adding the stage.

Mr. Goolsby moved to reimburse up to \$40,000 for the renovation project at 122 W. Lindbergh, provided Russell McWhorter spend at least \$80,000 -- \$60,000 on the proposed new deck and ramp that will serve as a dining/stage area, and \$20,000 on façade improvements to the existing structure, employ 4 FTEs and 6 PTEs and agrees not to hire any undocumented workers. Mr. Hinojosa seconded the motion; the motion was approved unanimously.

- E. CLOSED SESSION** Closed Session pursuant to Tex. Gov't Code Sec. 551.072 regarding the purchase, exchange, lease, or value of real property being purchased by the UCEDC.

Mr. Neville announced that this Closed Session has been pulled from the agenda.

- F.** Reconvene into Open Session and take action on items discussed in Closed Session, if necessary.

The EDC Board did not have a Closed Session.

- G. Next Meeting:** Thursday, 9 June, 2022 at 5:00 P.M.

**6. STAFF REPORT:**

Mrs. Mueller and City Manager Kim Turner gave an update on economic development projects throughout the City.

- 7. PUBLIC COMMENT:** None.

- 8. ADJOURNMENT:** The meeting adjourned at 5:57 P.M.

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Dick Crow, President