



**MINUTES OF THE MEETING OF THE
LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION
Wednesday, July 27, 2014**

I. Call to Order and Determine if Quorum is Present

Board President Stephen Ynostrosa, Board Vice President Claude Guerra, Board Treasurer Mike McCarley, Board Secretary David Gannon, Board Member Rudy Garcia and Board Member Georgia Zannaras were present, constituting a quorum. Board Member Joe Sanchez was excused. Also in attendance were Attorney Cody Faulk sitting in for Board Attorney Steven Peña, Staff Liaison Claudia Mora, acting as recording secretary, and Economic Development Administrative Assistant René Raynes.

II. Citizens to be Heard

There were none.

III. 6:30 P.M. Public Hearing, Presentation, Discussion and Consideration of action on a Resolution by the Leon Valley Economic Development Corporation (LVEDC) Regarding the Expenditure of LVEDC Funds in a Grant of \$200,000 to Bandera Road Holdings LLC.

Public Hearing, Presentation, Discussion and Consideration of action on a Resolution by the Leon Valley Economic Development Corporation (LVEDC) Regarding the Expenditure of LVEDC Funds Under the Façade and Signage Program in a Grant of \$632.50 to Joseph F. Nazaroff and Ideas Unlimited.

Board President Ynostrosa opened the public hearing at 6:42 p.m. No one signed up to speak. No one in attendance wished to speak. The public hearing was closed at 6:45 p.m.

Staff gave a presentation on the request for funding by Bandera Road Holdings LLC, property owners of what is known as the Fiesta Dodge Property at 6300 and 6320 Bandera Road. Jones Lang LaSalle, the property leasing agents, represents the property owners in developing the property and attracting business to it. They are working with an aquarium group who own the Austin Aquarium and have opened similar aquariums in Boise, Idaho and Portland, Oregon. The funding request is for \$200,000 to help with the cost of renovating the building and parking lot so that the aquarium group can go in and do interior finish out for an aquarium.

Bandera Road Holdings LLC plans to invest approximately \$1.6Million to \$2Million in construction and renovation of the property. They have a loan pre-approval from Horizon Bank for \$1.6Million.

The timeline for the project is for construction to begin in September and the aquarium to open in December 2014.

Todd Wallace, Senior Executive Vice President of Jones Lang LaSalle was present. He mentioned to the LVEDC Board that back in 2012 the property owners contributed \$125,000 to the City of Leon Valley to construct a detention pond for runoff water and connect the property and adjoining neighborhood to the proposed hike and bike trail. In addition, he reported that the Austin Aquarium was doing well in their location in a retail center in Austin. The Leon Valley location should fare better because the site



is a stand-alone building with ample parking – being that it was once a car dealership. Mr. Wallace said that his group estimates that revenue for December should be around \$400,000.

Mr. Wallace and Ms. Mora responded to questions regarding projected revenue, parking and tenant investment. In addition, Mr. Wallace responded to a question regarding other cities in the area competing for the aquarium. He informed the Board that there would be a San Antonio Aquarium (official name); the question was whether it would be in San Antonio or Leon Valley. Also, Mr. Wallace responded to the question of whether the aquarium would occupy the two large buildings on the property. Mr. Wallace answered that only the center building would be used for the aquarium project. The other building will be used for another business, like a restaurant.

The LVEDC Board of Directors adjourned the regular session and went into closed session at 7:33 p.m.

The LVEDC Board of Directors reconvened into regular session at 8:03 p.m.

Board Secretary Gannon moved to approve the funding of the LVEDC grant request of \$200,000 subject to the successful completion of negotiations. Board Member Garcia seconded the motion. The motion carried by voice vote.

The second public hearing did not take place. The applicant was not in attendance. Board Vice President Guerra moved to table the item. Board Secretary Gannon seconded the motion. The motion carried by voice vote.

IV. Presentations by The Retail Coach and Drew Advertising, Discussion and Possible Action on Proposals to Develop a Website and Trade Show Booth

Andrew Anguiano with Drew Advertising made a presentation to the Board on his agency and the work experience he has with development websites and trade show booths. Mr. Anguiano shared some examples of clients and work – Harlandale Independent School District, Port San Antonio, Adams Extract.

Aaron Farmer with The Retail Coach was unable to attend due to an illness. The Board asked staff to make arrangements for Mr. Farmer to do his presentation at the August meeting.

V. Presentation on Completed Façade and Signage Program Project – Sunset Plaza

Staff reported that there was not sufficient information to present this agenda item at this time.

VI. Closed Session in Accordance with the Texas Government Code.

The City of Leon Valley Economic Development Corporation Board will Convene in Closed Session:

- A. Pursuant to Tex. Gov't Code Ann. § 551.071 (1), (2) update regarding Larry Little v. Leon Valley EDC;
- B. The City of Leon Valley Economic Development Corporation Board will Reconvene into Open Session and may take action on the Closed Session items.

There was no closed session.



VII. Consider LVEDC Minutes – May 28, 2014

Staff reported that the wrong date for the minutes was placed on the agenda and asked that the June 25, 2014 minutes be considered at the next Board meeting.

VIII. Financial Report by LVEDC Treasurer and Consideration

Board Treasurer reported that there was approximately \$600,000 in the bank.

IX. Presentation and Discussion on Proposed LVEDC Budget for Fiscal year 2014-2015

Staff Liaison Mora presented the draft LVEDC Budget for Fiscal Year 2014-2015. Ms. Mora highlighted the changes for the new fiscal year including the estimated \$3,000 increase in contractual services, \$300 increase in advertising, \$1,300 increase in EDC project funding, and \$5,000 decrease in travel. In addition, she informed the Board that the total budget amount of \$240,000 was used as directed by the Board at the last meeting. In addition, Ms. Mora reported that with the approval of the \$200,000 grant to Bandera Road Holdings LLC, the proposed budget amount for Fiscal Year 2014-2015 was \$440,000.

Due to the agenda not listing "Possible Action" for this agenda item, the Board Attorney recommended that the Board convene a special meeting to take action on the proposed budget.

Board Member Zannaras moved that the item be tabled until a special LVEDC Board meeting was held on August 5, 2014 at 6:00 p.m., at which time the proposed budget would be voted on and the Board could discuss the bills from the law firm regarding representation. Board Member Garcia seconded the motion. The motion carried by voice vote.

At this time, the LVEDC Board convened in closed session at 9:06 p.m.

The LVEDC Board reconvened into regular session at 9:20 p.m. No action was taken in closed session.

X. Report on ICSC RECon 2014

Board President Ynostrosa stated he would present information at the next Board meeting.

XI. Report and Discussion on Strategic Plan Committee's Progress

Board Secretary Gannon reported that the committee met and set out a process to develop the plan. They estimate that the process will take six months and be done in segments. There would be an agenda item every two months on the strategic plan. Staff would send a list of the elements to the Board members in preparation for the agenda item as well as the committee's work. The first item to be worked on is the mission statement.

XII. Future Agenda Items

- A.) Work Session(s) on Strategic Plan
- B.) Amendment of Certificate of Formation and Bylaws
- C.) Financial Services Report

Board Member Garcia commented that the LVEDC consider how they wanted to handle economic development with the City Council and the Leon Valley Area Chamber of Commerce. Brief discussion ensued with staff urging the Board to take the lead, as the Board is considered "subject matter experts" in economic development by virtue of their existence and work.



XV. Announcements

Ms. Mora informed the Board that Ms. Raynes was leaving the department to become the City's receptionist. Ms. Raynes thanked the Board for their support. In addition, Ms. Mora mentioned that she would be out of the office for a week on personal business.

XVI. Adjourn

Board Secretary Gannon moved to adjourn the meeting. Board Member Garcia seconded the motion. The motion carried by voice vote. The meeting was adjourned at 9:44 p.m.

A handwritten signature in cursive script, appearing to read "S Vnostrosa", written over a horizontal line.

Stephen Vnostrosa
Board President

A handwritten signature in cursive script, appearing to read "D J Gannon", written over a horizontal line.

David J. Gannon
Board Secretary