

MINUTES

**Universal City Economic Development Corporation
Regular Meeting, February 13, 2020
Council Chambers, City Hall, 2150 Universal City Blvd**

1. **CALL TO ORDER:** President Crow called the meeting to order at 5:00 PM.

QUORUM CHECK:

Board Members Present

Dick Crow, President
John DiPiero, Vice President
Lenny Dagg, Secretary
Dick Neville, Treasurer
Bear Goolsby, Director
Roland Hinojosa, Director
Bryan Kuhlmann, Director

Board Members Absent

Mr. Crow noted a quorum was present.

2. **INTRODUCTION OF GUESTS:** None.

3. **OLD BUSINESS:**

- A. Approval of Minutes for Regular Meeting:

Mr. Neville moved to approve the minutes of 12 December 2019 with corrections. Mr. Dagg seconded the motion. The minutes were unanimously approved.

- B. Financial Report:

Financial Reports will be approved at the next meeting. Mr. Neville gave an overview of the bills to be paid.

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

4. **NEW BUSINESS:**

- A. **Public Hearing:** On the expenditure of funds for capital improvements at 210 E. Aviation.

Ms. Mueller introduced Mike Voeller and Jim Voeller, owners of Gather Brewing Company, LLC, to the board and explained that they are planning to convert 210 E. Aviation from a bar to a craft brewery and grill. The address is zoned as C3-Commercial Services, so a zone change is not needed. She explained that the Voeller's would like to completely strip the interior of the facility, upgrade the HVAC, Electrical, and Plumbing systems,

add a full service kitchen, complete a 600 sq ft addition, install roll up windows to the exterior of the building, paint, and add landscaping. The total cost of the project was estimated at \$350,000.

Mr. Crow opened the Public Hearing at 5:11 p.m.

Mr. Jim Voeller stated that there are no brew pubs in the area and that Gather Brewing Company could be the first one and would draw in people from outside the city. He explained that he purchased 210 E. Aviation, but would need the assistance of the EDC board to fulfill his son's dream of opening a craft brewery and grill at that location.

Mr. Mike Voller shared his background and experience as a Brewmeister and chef. He said that his vision for his facility would be an indoor biergarten where family and friends would come together and build memories.

Mr. Jim Voeller said the estimated cost of the project is \$350,000 and he would like the City to reimburse 70% of the cost.

Mr. DiPierro asked if they would sell any hard liquor and if they would sell food. Mr. Mike Voeller stated that they would only sell beer and wine, and that they would start with a simple food menu.

Mr. Goolsby asked if they would host live music and asked what the facility's hour of operation was as well as what type of taxes that the City would receive. Mr. Mike Voeller said that they would host live music occasionally for special events, but a typical day would just be allowing their guests to talk to one another. The initial hours of operation would be from 3 p.m. – 9 p.m. Wednesdays and Thursdays and 3 p.m. to 10 p.m. Fridays, Saturdays, and Sundays.

City Manager Kim Turner said that the City would receive revenue from the ad valorem tax, sales tax, and alcohol license.

Mr. Goolsby said that he was hesitant to reimburse at 70%.

Mr. Kuhlmann asked what financing options Mr. Voeller was considering. Mr. Jim Voeller said that he will personally fund most of the project and finance the rest. He said he is familiar with TexStar Bank.

Ms. Mueller stated that while he is asking for 70% of the cost of the facility capital improvements, when the cost of the building and the equipment to finish out the project is considered, the total cost of the project is closer to \$850,000.

Mr. Crow closed the Public Hearing at 5:29 p.m.

B. Consider: The expenditure of funds for capital improvements at 210 E. Aviation.

Mr. Dagg moved to reimburse Gather Brewing Company, LLC, \$200,000 provided that they spend \$350,000 on capital

improvements at 210 E. Aviation. Mr. Goolsby seconded the motion; the motion was approved unanimously.

- C. Public Hearing:** On the expenditure of funds for the sponsorship for the Texas Christian Athletic League (T-CAL) 2020 State Basketball Tournament.

Ms. Mueller stated that the EDC has sponsored the T-CAL State basketball and volleyball tournaments since 2017. She introduced Mr. Darryl Crain, the Executive Director of T-CAL, and said that he requested the EDC sponsor this year's State Basketball Tournament in the amount of \$12,500.

Mr. Crow opened the Public Hearing at 5:41 p.m.

Mr. Crain thanked the EDC for their continuous support of the tournaments and stated that the events have grown by 10-12%. He gave a summary of how he believes that the events impact Universal City economically and why the development of the proposed sports park in Northlake has not been successful.

Mr. Kuhlmann asked if he solicits other sponsorships and Mr. Crain answered that he does not.

Mr. Crow asked how many venues are used for the tournament and he says that Northeast Lakeview, the Allstars complex and Kitty Hawk Middleschool are used to host the tournament.

Mr. Crow asked if there are any other sponsors for the events and he answered that Under Armour, Wilson, and CBS Sports sponsor the event. He said that this is the first year that CBS sports will be live streaming the tournament online.

Mr. Kuhlmann asked if the Universal City logo is featured at the tournament. Mr. Crain said that they put a Snowfest flyer in the tournament packet, that the logo is at the facility, as well as a coupon for Chic-Fil-A.

Mr. Neville asked if they will be providing transportation to Snowfest and Mr. Crain confirmed that they would not.

Mr. Crow closed the Public Hearing at 5:53 p.m.

- D. Consider:** The expenditure of funds for the sponsorship of the Texas Christian Athletic League (T-CAL) 2020 State Basketball Tournament.

Mr. Hinojosa moved to sponsor the T-CAL 2020 State Basketball Tournament for \$12,500. Mr. DiPierro seconded the motion; the motion was approved unanimously.

- E. Next Meeting:** Thursday, 12 March 2020 at 5:00 pm, Council Chambers

5. STAFF REPORT:

- Status of Projects: Economic Development Director Kristin Mueller and

Mrs. Turner gave an update on economic development projects throughout the City.

6. **PUBLIC COMMENT**: No one from the public spoke.
7. **ADJOURNMENT**: The meeting adjourned at 6:12 p.m.

Dick Crow, President