



**HELOTES**  
TEXAS  
ECONOMIC DEVELOPMENT  
REGULAR MEETING AGENDA

The City of Helotes Economic Development Corporation (EDC) Board of Directors will meet for a Regular Meeting on Wednesday, December 18, 2019 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023. This is an open meeting, subject to the open meeting laws of the State of Texas.

1. Call to order.

**OPEN SESSION:**

2. 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). 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.*

**CONSENT AGENDA (ITEM NOS. 3 – 5):**

***All Consent Agenda items listed below are considered routine by EDC Staff and are intended to be enacted by one motion. There will be no separate discussion of these items, unless a Director requests it, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.***

3. Approval of the minutes of the EDC Regular Meeting dated November 20, 2019. (Staff)
4. Approval of the EDC Fiscal Year Ending (FYE) 2019 Revenue and Expense Report dated December 11, 2019. (Staff)
5. Approval of a Resolution of the Board of Directors of the City of Helotes Economic Development Corporation (EDC) designating Investment Officers for public investment purposes; authorizing the Executive Director to take all necessary steps to implement the provisions of this Resolution; incorporating recitals; providing for severability; and adopting an effective date. (Staff)

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

The City of Helotes City Hall is wheelchair accessible, and accessible parking spaces are available. In compliance with the Americans with Disabilities Act, the City of Helotes will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received forty-eight (48) hours prior to the meeting. Please contact the City Secretary's Office at 210.695.5911 or by facsimile at 210.695.2123.

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

6. Presentation on EDC Marketing Materials and resources used to promote the City of Helotes. Including but not limited to the following: (Staff)
  - Booth Display;
  - Brochures;
  - Commercial Property Flyers; and
  - Promotional Video.
  
7. Discussion of and action on purchasing reusable tote bags to promote Shop Helotes. (Staff)
  
8. Staff Updates:
  - Work completed and/or in progress since November 20, 2019; and
  - Current and proposed commercial developments with the City of Helotes.

***Adjourn.***

The EDC Board of Directors reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.

A quorum of the City Council and/or other City Boards, Committees, or Commissions may be present at this meeting. The City Council and/or other City Boards, Committees, or Commissions may not take action regarding public business or policy.

I certify that this Agenda was posted on December 13, 2019 at 4:00 p.m.

**Attest:**

  
\_\_\_\_\_  
Glenn Goolsby  
Assistant Director

  
\_\_\_\_\_  
Mayor Thomas A. Schoolcraft  
Executive Director



## REGULAR MEETING MINUTES

The City of Helotes Economic Development Corporation (EDC) Board of Directors met for a Regular Meeting on Wednesday, November 20, 2019 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:*      *Blaine Lopez, President*              *Ron Lane, Vice-President*  
                                  *Matthew McCrossen*              *John Kodosky*  
                                  *Phyllis Jackson*

*Staff:*              *Thomas A. Schoolcraft, Executive Director*  
                                  *Glenn Goolsby, Assistant Director*

**Absent:**              *Kathryn Mitchell, Secretary*      *Stephanie "Stevie" Seitz*

**1. Call to Order.**

President Lopez called the meeting to order at 7:00 p.m.

**OPEN SESSION:**

**2. 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 and its Extraterritorial Jurisdiction (ETJ) 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.*

**CONSENT AGENDA (ITEM NOS. 3 – 4):**

All items marked with an asterisk (\*) on the consent agenda were voted on as a group. Motion was made by Matthew McCrossen, second by John Kodosky to approve Items 3 & 4 as written. Motion carried unanimously.

**3. \*Approval of the minutes of the EDC Workshop and Regular Meeting dated October 16, 2019. (Staff)**

**4. \*Approval of the EDC Fiscal Year Ending (FYE) 2019 Revenue and Expense Report dated November 14, 2019. (Staff)**

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

5. **Discussion of attending the International Council of Shopping Centers Red River States Conference & Deal Making on January 8-10, 2020. (Staff)**

The Directors discussed the merits of attending the conference and approved sending the Assistance Director and City Council Liason, Bert Buys.

6. **Staff Updates:**

- **Work completed and/or in progress since October 16, 2019; and**
- **Current and proposed commercial developments with the City of Helotes.**

Glenn Goolsby reviewed the status of commercial projects around Helotes.

No action taken.

**Adjourn the regular meeting of the EDC Board of Directors.**

President Lopez adjourned the meeting at 8:12 p.m.

**Draft**

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Thomas A. Schoolcraft, Mayor  
Executive Director

CITY OF HELOTES  
REVENUE & EXPENSE REPORT - UNAUDITED  
AS OF: DECEMBER 11TH, 2019

4

05 -ECONOMIC DEVELOPMENT CORP  
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>					
NON-PROPERTY TAXES	1,475,766.64	0.00	259,871.69	1,215,894.95	17.61
MISCELLANEOUS REVENUE	<u>21,315.10</u>	<u>0.00</u>	<u>1,995.68</u>	<u>19,319.42</u>	<u>9.36</u>
TOTAL REVENUES	1,497,081.74	0.00	261,867.37	1,235,214.37	17.49
	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>					
ADMINISTRATION	<u>1,244,126.50</u>	<u>158,578.10</u>	<u>203,241.08</u>	<u>1,040,885.42</u>	<u>16.34</u>
TOTAL EXPENDITURES	1,244,126.50	158,578.10	203,241.08	1,040,885.42	16.34
	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	252,955.24	( 158,578.10)	58,626.29	194,328.95	23.18

CITY OF HELOTES  
REVENUE & EXPENSE REPORT - UNAUDITED  
AS OF: DECEMBER 11TH, 2019

05 -ECONOMIC DEVELOPMENT CORP  
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<hr/>					
<u>NON-PROPERTY TAXES</u>					
401-3140 SALES TAX	1,465,951.64	0.00	257,539.68	1,208,411.96	17.57
401-3150 MIXED BEVERAGE	<u>9,815.00</u>	<u>0.00</u>	<u>2,332.01</u>	<u>7,482.99</u>	<u>23.76</u>
TOTAL NON-PROPERTY TAXES	1,475,766.64	0.00	259,871.69	1,215,894.95	17.61
<u>MISCELLANEOUS REVENUE</u>					
406-1010 INTEREST	21,315.10	0.00	1,995.68	19,319.42	9.36
406-1060 TRANSFERS IN/OUT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL MISCELLANEOUS REVENUE	21,315.10	0.00	1,995.68	19,319.42	9.36
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TOTAL REVENUES	1,497,081.74	0.00	261,867.37	1,235,214.37	17.49
	=====	=====	=====	=====	=====

CITY OF HELOTES  
 REVENUE & EXPENSE REPORT - UNAUDITED  
 AS OF: DECEMBER 11TH, 2019

05 -ECONOMIC DEVELOPMENT CORP  
 ADMINISTRATION  
 EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>PERSONNEL</u>					
510-5101 SALARIES	72,544.50	2,742.20	16,078.89	56,465.61	22.16
510-5111 LONGEVITY	1,220.00	0.00	1,220.00	0.00	100.00
510-5113 BENEFITS	<u>18,266.42</u>	<u>26.51</u>	<u>3,119.07</u>	<u>15,147.35</u>	<u>17.08</u>
TOTAL PERSONNEL	92,030.92	2,768.71	20,417.96	71,612.96	22.19
<u>CONTRACTUAL SERVICES</u>					
510-5201 MEMBERSHIPS, DUES & LICENSES	16,000.00	1,351.79	2,055.37	13,944.63	12.85
510-5202 AUDIT FEES	3,200.00	1,650.00	1,650.00	1,550.00	51.56
510-5203 SCHOOLS, SEMINARS, CONFERENCES	3,000.00	0.00	0.00	3,000.00	0.00
510-5204 INTL. CONF. SHOPPING CENTERS	8,915.93	0.00	355.00	8,560.93	3.98
510-5205 BANK FEES	500.00	0.00	0.00	500.00	0.00
510-5206 LEGAL FEES / MDD CREATION	5,000.00	0.00	0.00	5,000.00	0.00
510-5208 CONC. DESIGN & LAND USE PLANS	15,000.00	0.00	0.00	15,000.00	0.00
510-5210 WORKSHOPS & PROMOTIONS	3,000.00	0.00	0.00	3,000.00	0.00
510-5211 MARKETING / TOURISM	35,000.00	0.00	2,264.79	32,735.21	6.47
510-5212 WEBSITE DEV. & MAINTENANCE	9,790.83	608.00	5,352.15	4,438.68	54.66
510-5214 MANAGED SVCS. AGREEMENT	5,400.00	0.00	15,000.00 (	9,600.00)	277.78
510-5215 DEBT SERVICE	329,210.22	0.00	0.00	329,210.22	0.00
510-5224 OFFICE RENTAL	10,800.00	0.00	1,600.00	9,200.00	14.81
510-5225 OTHSD PARKING LOT LEASE	5,520.00 (	52.92)	800.00	4,720.00	14.49
510-5227 CAPACITY / GAP ANALYSES	15,000.00	0.00	0.00	15,000.00	0.00
510-5228 VISITOR CENTER	50,000.00	0.00	0.00	50,000.00	0.00
510-5229 GATEWAY SIGNAGE	<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
TOTAL CONTRACTUAL SERVICES	565,336.98	3,556.87	29,077.31	536,259.67	5.14
<u>COMMODITIES</u>					
510-5301 OFFICE SUPPLIES	3,000.00	0.00	222.04	2,777.96	7.40
510-5302 OPERATIONAL EXPENSES	14,361.70	587.08	1,645.87	12,715.83	11.46
510-5305 COMMUNICATION EQUIPMENT	1,231.63	0.00	212.46	1,019.17	17.25
510-5326 EXPENSE REIMBURSEMENT	183.27	0.00	0.00	183.27	0.00
510-5333 380 AGREEMENT REIMBURSEMENTS	<u>567,982.00</u>	<u>151,665.44</u>	<u>151,665.44</u>	<u>416,316.56</u>	<u>26.70</u>
TOTAL COMMODITIES	586,758.60	152,252.52	153,745.81	433,012.79	26.20
<hr/>					
TOTAL ADMINISTRATION	1,244,126.50	158,578.10	203,241.08	1,040,885.42	16.34
<hr/>					
TOTAL EXPENDITURES	1,244,126.50	158,578.10	203,241.08	1,040,885.42	16.34
=====					
REVENUES OVER/(UNDER) EXPENDITURES	252,955.24 (	158,578.10)	58,626.29	194,328.95	23.18
=====					

\*\*\* END OF REPORT \*\*\*

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF HELOTES ECONOMIC DEVELOPMENT CORPORATION (EDC) DESIGNATING AN INVESTMENT OFFICER FOR PUBLIC INVESTMENT PURPOSES; AUTHORIZING THE MAYOR AND/OR THE EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE PROVISIONS OF THIS RESOLUTION; INCORPORATING RECITALS; PROVIDING FOR SEVERABILITY; AND ADOPTING AN EFFECTIVE DATE.**

**WHEREAS**, the Public Funds Investment Act, codified in the Texas Government Code Chapter 2256, governs local government investment; and

**WHEREAS**, the EDC intends to fulfill the requirements of the Public Funds Investment Act in order to secure the safety of its funds; and

**WHEREAS**, the Public Funds Investment Act (Section 2256.005f) states that:

Each investing entity shall designate, by rule, order, ordinance, or resolution, as appropriate, one or more officers as investment officer(s) to be responsible for the investment of its funds consistent with the adopted Investment Policy and Investment Strategy. Authority granted to a person to invest an entity's funds is effective until rescinded by the Board of Directors or until the expiration of the officer's term or termination of employment.

In the administration of the duties of an Investment Officer, the Officer shall exercise the judgment and care, under prevailing circumstances, that a prudent person would exercise in the management of the person's own affairs, but the Board of Directors retains ultimate responsibility as fiduciaries of the assets. The Investment Officer(s) may deposit, withdraw, transfer, or manage the funds in any other manner; and

**WHEREAS**, the Public Funds Investment Act and the EDC's Investment Policy require the Investment Officer(s) to perform certain duties and report regularly to the Board of Directors on the investment program.

**NOW, THEREFORE, BE IT RESOLVED that:**

**Section One. Designation of an Investment Officer.** The EDC has complied with the requirements of the Public Funds Investment Act and its Investment Policy and designates the following individual to serve as Investment Officer:

Tabitha "Taby" Durr, City Treasurer



to exercise the judgment and care, under circumstances then prevailing, that a prudent person would exercise in the management of the person's own affairs and to perform all requirements of the Act.

**Section Two. Assignment of Responsibility.** The aforementioned Investment Officer is hereby assigned the responsibility for the investment, management, and safekeeping of all funds, regardless of their source or form, at all times.

**Section Three. Authorization.** The Executive Director is hereby authorized to take all necessary steps to implement the provisions of this Resolution.

**Section Four. Effective Date.** This Resolution shall take effect immediately upon its adoption.

**Section Five. Recitals.** The Board of Directors finds all of the above recitals to be true and correct and incorporates the same in this Resolution as findings of fact.

**Section Six. Severability.** If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Resolution. The Board of Directors hereby declares that it would have passed this Resolution, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared void.

**PASSED, ADOPTED, AND APPROVED** by the EDC Board of Directors this the 18<sup>th</sup> day of December 2019.

**APPROVED:**

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Thomas A. Schoolcraft, Mayor  
EDC Executive Director

**ATTEST:**

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Glenn Goolsby, Asst. Director



# Resolution Amending Authorized Representatives

Please use this form to amend or designate Authorized Representatives.

This document supersedes all prior Authorized Representative forms.

\* Required Fields

## 1. Resolution

WHEREAS,

Helotes Economic Development Corporation

Participant Name\*

7 8 8 8 3

Location Number\*

("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool/ Texpool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

- A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
- B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and
- C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Tabitha Durr City Treasurer / Investment Officer

Name

Title

2 1 0 6 9 5 5 9 1 5

Phone

2 1 0 6 9 5 2 1 2 3

Fax

tdurr@helotes-tx.gov

Email

Tabitha Durr

Signature

2. \_\_\_\_\_

Name

Title

\_\_\_\_\_

Phone

\_\_\_\_\_

Fax

\_\_\_\_\_

Email

\_\_\_\_\_

Signature

3. \_\_\_\_\_

Name

Title

\_\_\_\_\_

Phone

\_\_\_\_\_

Fax

\_\_\_\_\_

Email

\_\_\_\_\_

Signature

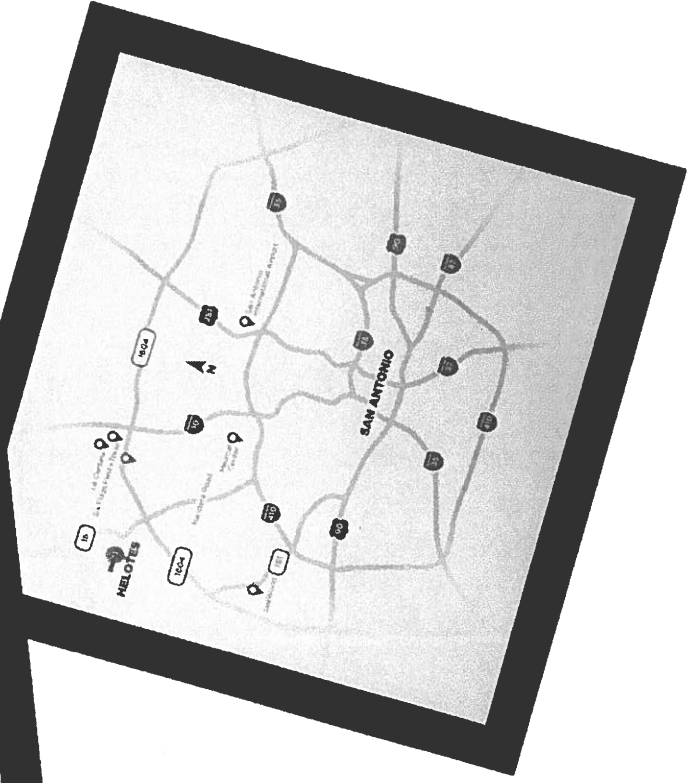
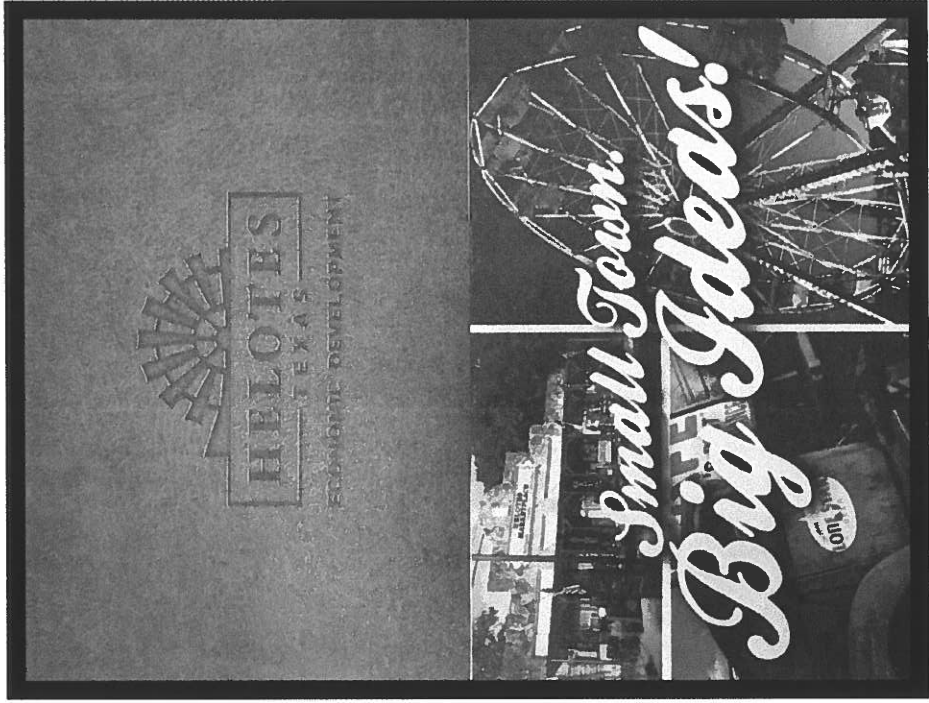




**ECONOMIC DEVELOPMENT**

**Marketing Materials**

# Prospect Packet



# CITY OF HELOTES



Small Town.  
Big Ideas!



**FOR DETAILS, PLEASE CONTACT:**

**Rick Schneider**  
City Administrator  
r.schneider@helotes-tx.gov  
P: 210-838-5299  
C: 210-695-5913



**Glenn Groshy**  
Assistant City Director  
ggroshy@helotes-tx.gov  
P: 210-838-7101  
O: 210-695-5910



On behalf of the City of Helotes, I want to thank you for considering us as a potential home for your business, family or both. Some have chosen Helotes because of our acclaimed school district and family-oriented values - others have chosen Helotes because of our small town charm and proximity to San Antonio and major airports.

Although Helotes is growing, we strive to create a sense of community with over 26 City sponsored community events throughout the year, including the Country Parade, monthly Masterpieces at Old Town Helotes, and Community Band concerts. Residents are a true asset to Helotes and we're proud.

22 Best Places to Buy a House in San Antonio Area (2015, Niche)  
#9 Safest Suburban City in the San Antonio Area (2015, Niche)  
#1 Best Small Town in Texas to Raise Kids (2015, Bloomberg BusinessWeek)

Helotes was settled in the 1850's, incorporated in 1981, and is now home to approximately 2,000 residents. We work hard to retain our character and the charm of a unique Hill Country town. We are dedicated to providing quality services to our citizens, vibrant community events, and a high quality of life and create a healthy, vibrant community.

If you have any questions, please visit our website, [www.helotes.com](http://www.helotes.com), and get to know us better. We're here to help you.

Our Economic Development Corporation provides many services to assist you in your company's growth. We are committed to providing reliable information, demographic data, and market research. Our goal is your success. If you would like more information, please contact our Assistant City Director of Economic Development at (210) 838-7101 or [ggroshy@helotes-tx.gov](mailto:ggroshy@helotes-tx.gov).

Sincerely,

  
Rick A. Schneider  
City Administrator  
Economic Development Director

City of Helotes • 400 W. 101st • (210) 838-7101 • [www.helotes.com](http://www.helotes.com) • P.O. Box 101 • Helotes, TX 78124

## DEMOGRAPHICS

POPULATION: 38,235

EDUCATIONAL ATTAINMENT: 29.6%

UNEMPLOYMENT RATE: 8.74%

MEDIAN AGE: 34.5

AVERAGE INCOME: \$117,343

TRAFFIC COUNTS: 43,638

INDUSTRY TARGETS

- OFFICES
- HOTELS
- LOCAL GROCERY
- RESTAURANTS
- RETAIL

INCENTIVES

- Fast-Track Permitting
- 300 Agreements
- Tax Abatements
- Site Planning

Thank you for considering Helotes

[www.helotesatc.com](http://www.helotesatc.com)



**A PLACE TO GROW AND FLOURISH**

The City of Helotes originally served as a stop-over point between San Antonio and Bexar County for decades, providing transportation, a training and networking community. Today, our City boasts wide potential for business and growth, with plenty of land, ready for development. The Old Town District serves as a main destination for outdoor adventures, small town eateries, and music venues. Small business facilities within our current retail trade area encompass almost 70,000 residents.

**“Want to know what makes Helotes great? It’s where country meets city, with great locally-owned businesses.”**

CARLOS AND GARE GARCIA  
EL CHAPARRAL MEXICAN RESTAURANT  
35 YEARS IN BUSINESS

**AVERAGE HOUSEHOLD INCOME: \$97,998**

**MEDIAN OWNER-OCCUPIED HOUSING VALUE: \$202,003**

**THE CITY OF**

# HELOTES

**WHAT TEXAS FEELS LIKE**

EST. 1981

**2013**

**WELLS FARGO**

**SMALL BUSINESS TO GROW WITH**

**OUT ON THE TOWN**

Since the release, John T. Hooten Country Store opened in 1981, Helotes has emerged as a music destination that attracts visitors from all over the State. The dance hall is listed in the National Register of Historic Places and is a Texas Historic Landmark that draws top musical talent to its shores. Texas Monthly wrote that enjoying a stroll at John T. Hooten Country Store is one of the “101 Things Every Texan Should Do in Our City.” The music is lively, the dance floors are full, and the beverages are cool—we bury our heads back in our chairs.

**“This town’s support of live music is legendary.”**

CODY JINKS

**THINGS TO DO IN HELOTES**

- MARKETPLACE AT OLD TOWN HELOTES
- CORRYVAL FESTIVAL AND PARADE
- MILES OF TRAILS
- FAMILY EVENTS
- LIVE MUSIC
- COMMUNITY BAND CONCERTS

**LEGACY OF COMMUNITY**

Helotes is a unique community that maintains its small town, friendly and family-oriented nature—even in the midst of its growth area. We remain committed to economic prosperity while balancing environmental, conservation and historic preservation with modern revitalization. Residents and visitors regularly participate in City-sponsored community events such as the annual Corryval Festival, which pays homage to our City’s namesake—the Spartan word for corn or “helotes.” Other events include monthly Movie Nights in the Park, the Marketplace at Old Town Helotes, and our annual Jazz Festival. Join in on the fun!

**“Small-town charm and friendliness — Helotes is where we belong.”**

**(2013) BLOOMBERG BUSINESS WEEK**

**THE BEST SMALL TOWN IN TEXAS TO RAISE KIDS.**

# Additional Collateral



**REATA**  
REAL ESTATE

**BANDERA PLAZA**  
12540 BANDERA ROAD  
HELOTES, TX 78023

JOHN L. MOAKE / JOE CUKIATI

Walmart  
Supercenter

1000 N. LOOP W. SUITE 400 SAN ANTONIO, TX 78207 TEL: 214-343-1111 FAX: 214-343-1111 WWW.REATA.ESTATE.CO

**TRAFFIC DATA SURVEY**

City of Helotes  
Bexar County

**LNV**  
Landscape & Utility  
Valley for Tomorrow

**AC GROUP, LLC**  
COMMERCIAL REAL ESTATE DEVELOPMENT

Prepared for:  
LNV, Inc.  
8918 Tesoro Drive, Suite 401  
San Antonio, Texas 78217

Prepared By:  
AC Group, LLC  
5838 Cliffhanger Drive  
San Antonio, Texas 78150

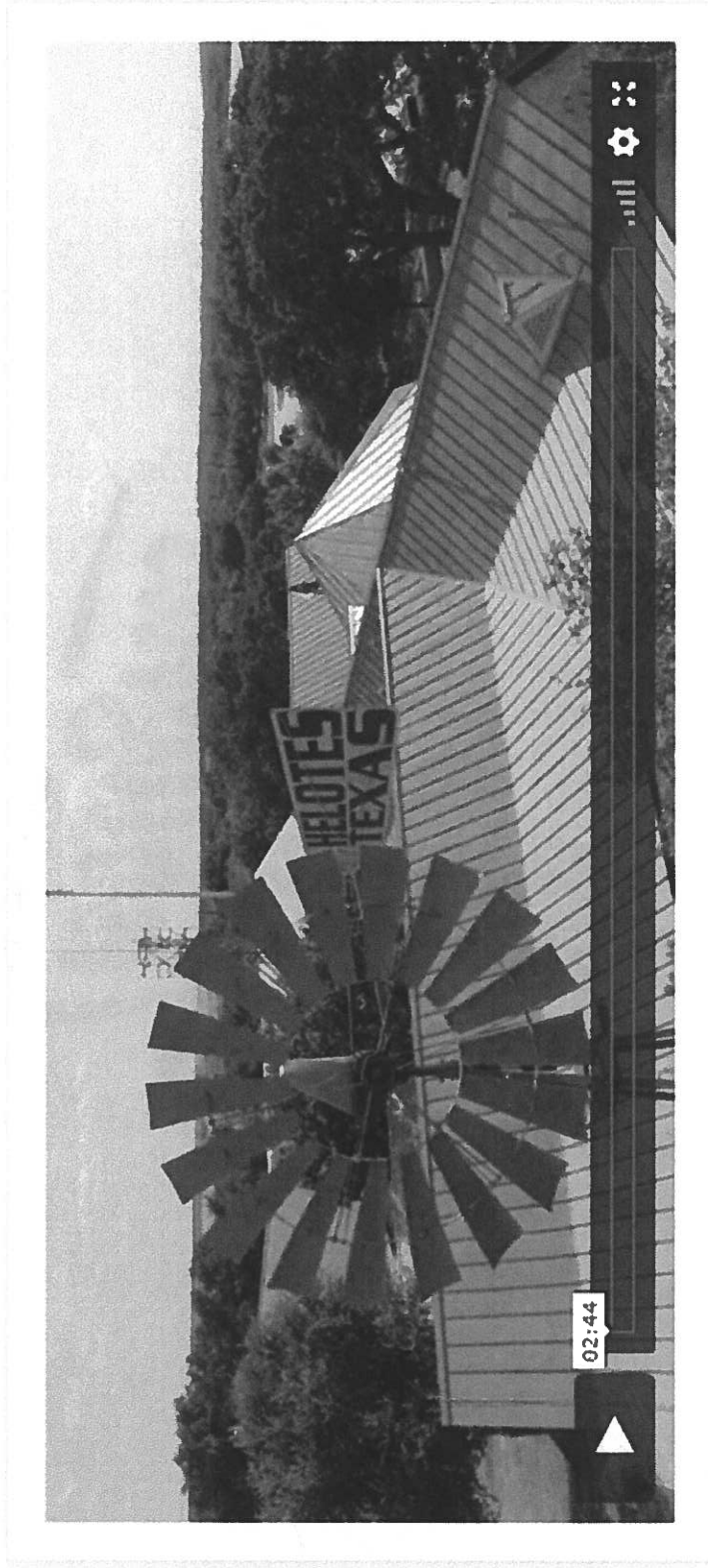
Project: 2018007100  
June 6, 2018



# Booth Display



# Video



🔗 <https://Draft Economic Development Video>



Cloud  
Thoughts



SOLD TO  
**City of Helotes**  
 Glenn Goolsby  
 12951 Bandera Road  
 Helotes, TX  
 US, 78023

SHIP TO  
**City of Helotes**  
 Glenn Goolsby  
 12951 Bandera Road  
 Helotes, TX  
 US, 78023

**QUOTATION**  
**#376607-32**

**Date**  
 Dec/11/2019

**Contact**  
 Jan Meuth

Tel : (210) 344-9906  
 jan@ynis.net

**Ship Via**  
 Our Discretion

**FOB**  
 Factory

**Production Time**  
 15 working days from artwork approval

**Terms**  
 Net 30 Days

**Tax #**  
 Exempt

**Customer Order #**

**Main Office**  
 You Name It Specialties, Inc.

4730 College Park  
 San Antonio, TX  
 United States, 78249  
 Tel : (210) 344-9906  
 Toll Free : (800) 905-5900  
 Fax : (210) 344-9909  
 orders@ynis.net  
 www.younameitspecialties2.com

QTY	DESCRIPTION	UNIT PRICE	EXTENSION
1000	<b>Mucho Grande Tote</b> Color: Navy Decoration Method: Screen Print Decoration Location: Front of Bag • Decoration Size: 4 W x 6 H • Design Name: Shoppee Helotes Tote • Decoration Color: White	\$1.71	\$1,710.00
Customer Instructions / Comments			
		<b>Artwork</b> <b>S&amp;H</b> <b>Tax</b> <b>Total</b>	EXTRA EXTRA EXEMPT \$1,710.00

**CONDITIONS & ACCEPTANCE**

DUE TO THE PROCESS OF MANUFACTURING, ITEMS TO CUSTOM SPECIFICATIONS, OVERRUNS OR UNDERRUNS, OF NOT MORE THAN 10% WILL OCCUR. THESE WILL BE DEEMED ACCEPTABLE AND BILLED ON A PRO-RATA BASIS. THIS QUOTE SHALL NOT BE ACCEPTED AS AN ORDER UNTIL ACCEPTANCE THEREOF BY YOU NAME IT SPECIALTIES, INC. AND SUCH ACCEPTANCE MAY BE EITHER BY NOTIFICATION TO CUSTOMER OR BY OUR COMMENCEMENT OF WORK ON THE MERCHANDISE ORDERED.

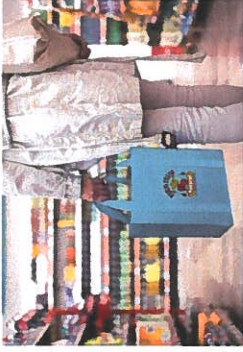
YOUR SIGNATURE BELOW INDICATES ACCEPTANCE OF THIS QUOTATION AND AUTHORIZES YOU NAME IT SPECIALTIES, INC. TO PROCEED WITH THIS ORDER, VALID FOR 30 DAYS.

NAME

SIGNATURE

DATE

# Mucho Grande Tote



## QUOTATION #376607-32

**Date**  
Dec/11/2019

**Contact**  
Jan Meuth

Tel : (210) 344-9906  
jan@ynis.net

**Ship Via**  
Our Discretion

**FOB**  
Factory

**Production Time**  
15 working days from artwork approval

**Terms**  
Net 30 Days

**Tax #**  
Exempt

**Customer Order #**

**Main Office**  
You Name It Specialties, Inc.

4730 College Park  
San Antonio, TX  
United States, 78249  
Tel : (210) 344-9906  
Toll Free : (800) 905-5900  
Fax : (210) 344-9909  
orders@ynis.net  
www.younameitspecialties2.com



# ART PROOF

Our goal is to deliver a finished product that meets or exceeds your expectations. The art proof and item details below is our understanding of the directions we have received. Please review all facets of this proof for accuracy.

Please provide written approval of this proof and items details.

Please email proof approval to your sales rep, or fax approval to (210) 344-9909.

Production time does not start until your written proof approval has been received.

YNIIS bears no responsibility for errors found or changes requested after proof has been approved and order has been processed.

Item Color: Navy

Imprint Color: White

Imprint Location: Front Side of Bag: 4"W x 6"H



Art shown to size below. Red box does not print, indicates max imprint area only.



Proof Approved As Is

Revision Needed, Please Send New Proof  
Revision Requested: \_\_\_\_\_

Revision Needed, No New Proof Needed  
Revision Requested: \_\_\_\_\_

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

ARE YOU SURE THERE ARE NO ERRORS? PLEASE DOUBLE-CHECK SPELLING, PUNCTUATION, PHONE NUMBERS, ITEM COLORS, ETC.

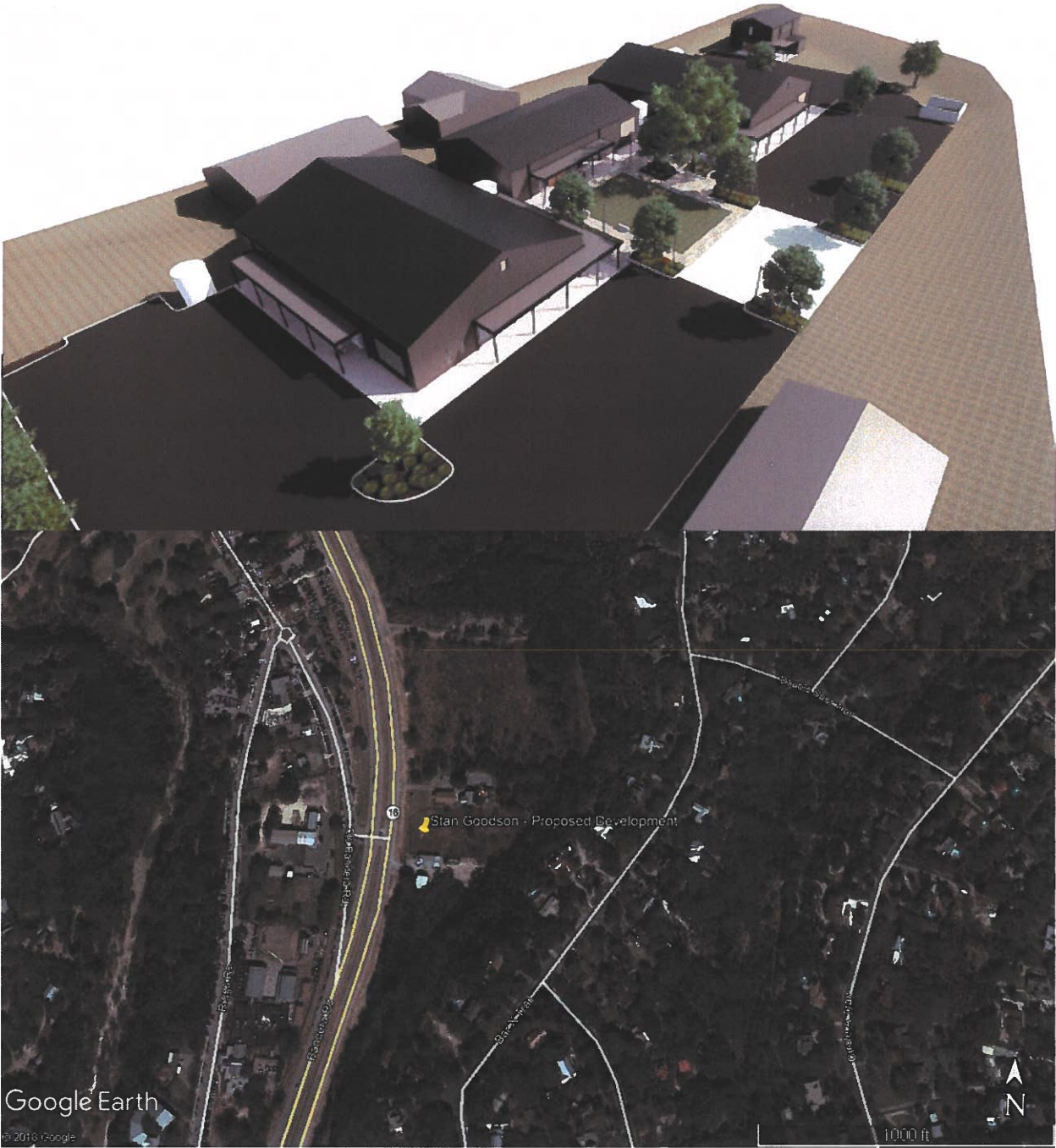
**EDC Staff:**

- Attended a morning networking event at Texas Grounds Coffee on December 11, 2019.
- Attended a Helotes Area Chamber mixer on December 11, 2019.
- Is continuing to work with NeonCloud Production to create a video tour of Helotes highlighting; residential growth, commercial development opportunities, and quality of life. We are planning to show the video at the December 18<sup>th</sup> Board Meeting.
- Will continue to stay in contact with prospects looking at Helotes for their next expansion.
- Will continue to have discussions for the development of a 15-20 acre mixed-use project. The developers are evaluating several sites in and around Helotes.
- Has designed the 2020 Shop Helotes Fiesta Medal. We have ordered 500 medals from SA Flavor, which should be delivered around the first of January.



**Commercial Development Updates:**

Property located near 14096 Bandera Road owned by Stan Goodson is being master planned by the Overland Group for 17,000-20,000sqft. of retail/office space. Construction plans have been submitted and are currently being reviewed. Staff has assisted in promoting the site to future tenants.





EDC staff continues to work with Dr. Joseph Bitters to assist in the development of approximately 13 acres located at the corner of Bandera Road and Hausman Road. Dr. Bitters had expressed an interest in a casual dine-in restaurant. Staff is in contact with a concept looking at Helotes and Boerne for their next location.

