



REGULAR MEETING MINUTES

The City of Helotes Economic Development Corporation (EDC) Board of Directors met for a Regular Meeting on Wednesday, July 19, 2023 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 John Kodosky, Vice-President
Melody Cooper, Secretary Greg Hayden
Joel Lutz Melissa Benavides
Jeff Felty Marian Mendoza, Ex-Officio

Staff: Glenn Goolsby, Executive Director

Absent:

1. Call to Order.

President Lopez called the meeting to order at 7:03 p.m.

OPEN SESSION:

2. Citizens to be heard.

The HEDC 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 HEDC 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 HEDC Agenda.

Ryan Othman with MNO Partners presented his firm's plan to develop approximately 20 acres into a mixed-use village to include 5 acres of commercial space with pickleball and splash pad along with a 366-unit apartment complex.

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 John Kodosky, second by Greg Hayden to approve Items 3 and 4 as written. The motion carried unanimously.

3. ***Approval of the Regular Meeting Minutes dated June 21, 2023.**
4. ***Approval of the HEDC Fiscal Year Ending (FYE) 2023 Revenue and Expense Report dated July 14, 2023.**

COMMITTEE REPORTS:

5. **Update from HEDC standing committees to include the following:**
 - **Executive Committee;** - No update
 - **Finance Committee;** - Melody stated all June expenditures had been approved and that the deadline for submitting projects for the Public Notice is Friday, July 21st.
 - **Governance Committee;** - No update
 - **Building Evaluation Committee** – Glenn reported that he had contracted with an architect to develop a floor plan.

ITEMS FOR INDIVIDUAL CONSIDERATION:

6. **Discussion of and action on an application made by Dipesh Patel for Playa Bowls SA to approve a grant reimbursement request under the Retailer and Commercial Tenant Improvement Incentive Program.**

Motion was made by Jeff Felty, second by John Kodosky to discuss and act on the item as written.

Dipesh Patel stated he was requesting the \$20,000 grant to assist with bringing Playa Bowls to Helotes at 9708 Business Pkwy Ste 102, Helotes, TX 78023. This would be the franchise's third location in Bexar County. He anticipates the construction cost to be approximately \$250,000.

Motion to approve the item as written carried unanimously.

7. **Discussion of and action on redesigning a pole sign located at 14392 Old Bandera Road.**

Motion was made by Joel Lutz, second by Melissa Benavides to discuss and act on the item as written.

Glenn Goolsby reviewed comments received from meetings with the Planning and Zoning Commission and City Council who overwhelmingly request the HEDC reconsider the verbiage and include Old Town Helotes on the signage. The HEDC Board did not approve of the revised signage as presented and felt the sign should reflect all of Helotes and not just Old Town. Direction was given to bring back alternative designs at the next meeting.

Motion failed; 6-nays.

8. **Discussion of and action on approval of sponsorship for the 2023 Helotes Chamber's 0.5K in Old Town Helotes.**

Motion was made by John Kodosky, second by Greg Hayden to discuss and act on the item as written.

Janice Morfin with the Helotes Chamber presented the sponsorship opportunities for the Helotes 0.5K and requested the HEDC consider the Ultimate Procrastinator at \$3,500.

Motion to approve the sponsorship at an amount not to exceed \$3,500 carried unanimously.

STAFF REPORT:

9. Update on HEDC projects to include the following:

- **E-Commerce Grant;**
- **Tenant Improvement Grant;**
- **Arts Grant; and**
- **Visitor and Business Center.**

Glenn Goolsby reviewed the status of current applicants and recent inquiries.

President Lopez adjourned the meeting at 7:47 p.m.



Glenn Goolsby
Executive Director