



City of San Marcos

Regular Meeting Economic Development Board Thursday, August 4, 2022, at 8:00 AM

**In-Person: City of San Marcos Conference Room
630 E Hopkins St, San Marcos, TX 78666**

**Webinar ID: 852 7097 9270
Public Link: <https://us02web.zoom.us/j/85270979270>**

I. Call To Order

II. Roll Call

III. 30 Minute Citizen Comment Period:

Persons wishing to participate (speak) during the Citizen Comment portion of the meeting must email klee@sanmarcostx.gov by 12:00 PM (noon) on August 3, 2022. A call in number to join by phone or link will be provided for participation on a mobile device, laptop, or desktop computer for those joining virtually. Those wishing to speak in person must sign up before 8:00 AM the day of the meeting.

CONSENT AGENDA

The following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a board member or a citizen, in which event the item shall be considered in its normal sequence after the items not requiring separate discussion have been acted upon by a single motion.

1. Consider approval, by motion, of the following meeting minutes:
 - A. May 26, 2022 – Regular Meeting Minutes

NON-CONSENT AGENDA

2. Nominations, recommendation, and consideration of Economic Development Board member to serve as a board member of the Greater San Marcos Partnership (GSMP).

EXECUTIVE SESSION

NOTE: The Economic Development Board may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Economic Development Board may also publicly discuss any item listed on the agenda for Executive Session.

3. Executive Session in accordance with:
 - A. Sec. §551.087 of the Texas Government Code: Economic Development: to receive a briefing and deliberate on Project Fast Juice.

ACTION/DIRECTION FROM EXECUTIVE SESSION

4. Consider action, by motion, or provide direction to Staff regarding the following Executive Session items held during the Regular Meeting:

Executive Session in accordance with:

- A. Sec. §551.087 of the Texas Government Code: Economic Development: to receive a briefing and deliberate on Project Fast Juice.

IV. Question and Answer Session with Press and Public

This is an opportunity for the Press and Public to ask questions related to items on this agenda. Persons wishing to participate remotely in the Q&A session must email klee@sanmarcostx.gov by 12:00 PM (noon) on August 3, 2022. A call in number to join by phone or link will be provided for participation on a mobile device, laptop, or desktop computer. If attending in person, no sign up is required.

V. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov.

For more information on the Economic Development Board, please contact Kelsee Jordan Lee at klee@sanmarcostx.gov.

ECONOMIC DEVELOPMENT SAN MARCOS

**REGULAR MEETING MINUTES
THURSDAY, May 26, 2022**

The Economic Development San Marcos Board convened on Thursday, May 26, 2022, in a hybrid-format meeting via Zoom and in-person at the Greater San Marcos Partnership Conference Room (113 N Guadalupe St) in San Marcos, Texas.

I. CALL TO ORDER

With a quorum present, the meeting of the Economic Development Board was called to order by Chair Kenworthy at 8:03 a.m. on Thursday, May 26, 2022. This meeting was held in-person and online.

II. ROLL CALL

Present: 9 - Chair Joe Kenworthy, Vice-Chair Bucky Couch, Eric Algoe, Dr. Michael Cardona, Liz Dobbins, Laura Dupont, Jason Giulietti, Debbie Ingalsbe, and Eric Terwort

Absent: 2 - Maxfield Baker and Stephanie Reyes

Staff in Attendance:

Kelsee Jordan Lee, Joe Pantalion, and Jessica Inacio (Greater San Marcos Partnership).

III. 30 MINUTE CITIZEN COMMENT PERIOD

No citizens signed up to speak.

CONSENT AGENDA

1. Consider approval, by motion, of the following meeting minutes:
 - A. February 24, 2022 – Regular Meeting Minutes

A motion was made by Mr. Algoe, seconded by Mr. Terwort, to approve the minutes as presented. The motion carried by the following vote:

For: 8 - Chair Joe Kenworthy, Vice-Chair Bucky Couch, Eric Algoe, Dr. Michael Cardona, Liz Dobbins, Laura Dupont, Debbie Ingalsbe, and Eric Terwort

Against: 0

Absent: 2 - Maxfield Baker and Stephanie Reyes

NON-CONSENT AGENDA

2. Nominations and elections of Chair and Vice Chair.

A motion was made by Vice Chair Couch, seconded by Mr. Algoe, to nominate Joe Kenworthy as Chair. The motion carried by the following vote:

For: 8 - Chair Joe Kenworthy, Vice-Chair Bucky Couch, Eric Algoe, Dr. Michael Cardona, Liz Dobbins, Laura Dupont, Debbie Ingalsbe, and Eric Terwort

Against: 0

Absent: 2 - Maxfield Baker and Stephanie Reyes

A motion was made by Ms. Dobbins, seconded by Ms. Ingalsbe, to nominate Bucky Couch as Vice Chair. The motion carried by the following vote:

For: 8 - Chair Joe Kenworthy, Vice-Chair Bucky Couch, Eric Algoe, Dr. Michael Cardona, Liz Dobbins, Laura Dupont, Debbie Ingalsbe, and Eric Terwort

Against: 0

Absent: 2 - Maxfield Baker and Stephanie Reyes

EXECUTIVE SESSION

3. Executive Session in accordance with:

A. Sec. §551.087 of the Texas Government Code: Economic Development: to receive a briefing and deliberate on Project Thin Mint.

A motion was made by Ms. Ingalsbe, seconded by Mr. Algoe, to enter Executive Session at 8:10 a.m. The motion carried by the following vote:

For: 8 - Chair Joe Kenworthy, Vice-Chair Bucky Couch, Eric Algoe, Dr. Michael Cardona, Liz Dobbins, Laura Dupont, Debbie Ingalsbe, and Eric Terwort

Against: 0

Absent: 2 - Maxfield Baker and Stephanie Reyes

Executive Session concluded at 8:41 a.m.

ACTION/DIRECTION FROM EXECUTIVE SESSION

4. Consider action, by motion, or provide direction to Staff regarding the following Executive Session items held during the Regular Meeting:

Executive Session in accordance with:

A. Sec. §551.087 of the Texas Government Code: Economic Development: to receive a briefing and deliberate on Project Thin Mint.

A motion was made by Mr. Algoe, seconded by Mr. Terwort, to recommend to City Council a Chapter 380 Agreement with Project Thin Mint for each of their four phases with a tax rebate over the duration of three years per phase. This agreement would provide a rebate of 100% in year one, 75% in year two, and 50% in year three and will only be in place for unoccupied portions of the building. The motion carried by the following vote:

For: 8 - Chair Joe Kenworthy, Vice-Chair Bucky Couch, Eric Algoe, Dr. Michael Cardona, Liz Dobbins, Laura Dupont, Debbie Ingalsbe, and Eric Terwort

Against: 0

Absent: 2 - Maxfield Baker and Stephanie Reyes

IV. QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC

No members of the press or public asked to speak.

V. ADJOURNMENT

A motion was made by Chair Kenworthy, seconded by Ms. Ingalsbe, to adjourn the meeting of the Economic Development San Marcos Board on Thursday, May 26, 2022, at 8:49 a.m. The motion carried

For: 8 - Chair Joe Kenworthy, Vice-Chair Bucky Couch, Eric Algoe, Dr. Michael Cardona, Liz Dobbins, Laura Dupont, Debbie Ingalsbe, and Eric Terwort

Against: 0

Absent: 2 - Maxfield Baker and Stephanie Reyes

Staff Liaison – Kelsee Jordan Lee

Board Chair – Joe Kenworthy