

AGENDA
Universal City Economic Development Corporation
Regular Meeting
Thursday, 13 August 2026 at 5:00 pm
Council Chambers, 2150 Universal City Blvd, Universal City

1. **CALL TO ORDER:** Vice President Leonard Dagg
2. **QUORUM CHECK:** Secretary Roland Hinojosa
3. **INTRODUCTION OF GUESTS:**
4. **OLD BUSINESS:**
 - a) Minutes of the 11 June 2026 Regular Meeting
 - b) Financial Report:
 1. Accountant Reports
 2. Bills to Be Paid and Transfers
 3. Expected Incoming Expenses
5. **NEW BUSINESS:**
 - A. UCEDC Board Officer Elections.
 - B. Public Hearing & Discuss & Consider Resolution 2026-8: A Resolution of the Board of Directors of the Universal City Economic Development Corporation approving the performance agreement with Craftpudding for an economic development incentive in exchange for the improvement of a commercially zoned property located at 216 Pat Booker Road, Suite 216.
 - C. Public Hearing & Discuss & Consider Resolution 2026-9: A Resolution of the Board of Directors of the Universal City Economic Development Corporation approving the performance agreement with Victory Sports Performance LLC for an economic development incentive in exchange for the improvement of a commercially zoned property located at 11471 E. Loop 1604 N.
 - D. Public Hearing & Discuss & Consider Resolution 2026-10: A Resolution of the Board of Directors of the Universal City Economic Development Corporation approving the performance agreement with Soho Pizzeria for an economic development incentive in exchange for the improvement of a commercially zoned property located at 1813 Pat Booker Road.
 - E. Staff Presentation: Microtransit On-Demand Transportation Services
 - F. Public Hearing & Discuss & Consider: Expenditure of funds for capital improvements and other expenditures identified in the approved UCEDC FY 2027 Budget, including a Formal Business Development & Support Program, W. Byrd Blvd TIA and Design & Construction Plan, Pat Booker Road Master Plan, UC Facility & Staff Space Needs Assessment, Microtransit On-Demand Transportation Service, and Pat Booker Road Right-Turn Lane at Loop 1604 Design & Construction.
 - G. **CLOSED SESSION:** Pursuant to Texas Gov't Code Sec. 551.072 regarding the purchase, exchange, and value of real property if deliberation in open session would have a detrimental effect on the position of the corporation in negotiations with a third party regarding the potential sale, purchase, exchange, lease or value of real property owned by Kitty Hawk Land LLC located on Kitty Hawk Road, PINs: 1231935 – 1231938.
 - H. Reconvene in Open Session and take action, if needed, on any item pertaining to or listed in the Executive Session sections of this Agenda.
 - I. **Next Meeting:** Thursday, 10 September 2026 at 5:00 pm, Council Chamber

6. **STAFF REPORT:**
 - Status of Projects
 - Council Actions and Considerations
 - Upcoming City & Economic Events
7. **PUBLIC COMMENT:**
8. **ADJOURNMENT:**

MARIBEL GARCIA-URIBE, City Clerk

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the City Clerk's Office at (210) 659-0333 if these services are needed.

All items on the agenda are eligible for possible discussion and action. The UCEDC reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

MINUTES

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF UNIVERSAL CITY, TEXAS

Regular Meeting, Thursday, June 11, 2026 @ 5:00 PM

1. **CALL TO ORDER: PRESIDENT DICK CROW**

President Crow at 5 p.m.

2. **QUORUM CHECK: SECRETARY ROLAND HINOJOSA**

Roland Hinojosa, Secretary

Present:

President Richard Crow
Director Leonard Dagg
Treasurer Mark Dunlop (virtual)
Mayor Pro Tem Christina Fitzpatrick
Councilmember Bear Goolsby
Secretary Roland Hinojosa
Director Bryan Kuhlmann

Staff Present:

Kim Turner, City Manager
Michael Cassata, Assistant City Manager
Christine Green, Finance Director
Maribel Garcia-Uribe, City Clerk

Mr. Hinojosa noted a quorum was present.

3. **INTRODUCTION OF GUESTS:**

6. **STAFF REPORT:**

- **Status of Projects**
- **Council Actions and Considerations**
- **Upcoming City & Economic Events**

Mr. Cassata showed images of the Kitty Hawk roundabout model plane. He and Mrs. Turner gave updates on projects and developments in the City.

4. **OLD BUSINESS:**

a. **Minutes of the 14 May 2026 Regular Meeting**

Ms. Fitzpatrick moved to approve the minutes as presented. Mr. Goolsby seconded the motion.

Vote: Yeas: Fitzpatrick, Goolsby, Crow, Dagg, Dunlop, Hinojosa, Kuhlmann

Nays: None

Motion to approve carried.

b. **Financial Report**

- 1. Accountant Reports**
- 2. Bills to Be Paid and Transfers**
- 3. Expected Incoming Expenses**

Mr. Cassata presented the financial report. The Board accepted the financial report subject to audit.

5. **NEW BUSINESS:**

a. **Discuss & Consider the FY 26-27 UCEDC Budget**

Mr. Cassata presented the proposed EDC budget for the upcoming fiscal year. He stated that the budget totaled \$5,596,492 in revenues and expenditures, creating a balanced budget. He reviewed revenue including sales tax, interest income, bonds, event revenue and sponsorships, the use of fund balance and 2024 sales tax bonds. Expenditures included payroll, allowances, debt service, communications, support services, contract services, supplies and materials, and real property or equipment. He reviewed each category of expenditures independently and explained any differences from the previous fiscal year.

Notable differences included:

- An increase in advertising costs due to a general increase in the cost of goods.
- An increase in promotion and development due to increased ribbon cutting events and starting a business development and support program per direction from the UC Vision 35 Comp Plan.
- An increase in grounds maintenance due to recent land acquisitions that the EDC must now maintain.

- An increase in insurance and bonds to account for the Board member's individual bonds and health insurance coverage for the Communications Department.
- A decrease in other contract services due to postponing some demolition projects.
- An increase in consultant services per the UC Vision 35 Comp Plan which includes:
 - A traffic impact analysis and design and construction plan between W. Byrd and 1604
 - A master plan for Pat Booker Road
 - A space needs assessment for City employee space
 - The CRISI and RCE grant consulting services
 - Engaging a microtransit service for on-demand local transit

Mr. Goolsby and Mr. Cassata discussed the transit service. The range of the service is local only, not for extended distances.

Mr. Dagg received clarification that the EDC was funding this project because it will partly benefit the business community in Universal City. He expressed concern regarding the initial investment.

Mr. Cassata and Mrs. Turner explained that the service would be partially or wholly subsidized by the City and EDC if that is what they decide. A fee schedule may be set up for the service. Mrs. Turner further explained the positive economic impact of the service for local businesses.

Mr. Kuhlmann confirmed that the projects presented in the budget still need to be approved by the EDC, understanding that approval of the budget is not approval of the project.

Mr. Dunlop received clarification regarding the initial investment into the micro-transit system and what was included. The initial investment included routing, two vehicles and a spare, marketing and communications, and operations for the first year.

Mr. Kuhlmann confirmed that the EDC would receive reports of the transit operation when it begins.

Mr. Cassata continued his review of budget line items. Notable differences included:

- An increase in business facade improvements due to the success of the SIP program.
- A decrease in holiday decorations.
- A decrease in property acquisition.

Mr. Goolsby moved to approve the FY 2026-2027 budget as presented. Mr. Dagg seconded the motion.

Vote: Yeas: Goolsby, Dagg, Crow, Dunlop, Fitzpatrick, Hinojosa, Kuhlmann

Nays: None

Motion to approve carried.

b. **Next Meeting: Thursday, 9 July 2026 at 5:00 p.m., Council Chambers**

7. **PUBLIC COMMENT:**

8. **ADJOURNMENT:**

President Crow at 5:38 p.m.

Richard Crow, President

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: JUNE 30TH, 2026

08 -UNIVERSAL CITY EDC
 FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>					
TAX REVENUE	1,997,500.00	181,257.36	1,514,294.85	483,205.15	75.81
INTEREST/OTHER REVENUE	<u>3,791,138.00</u>	<u>7,728.60</u>	<u>136,779.73</u>	<u>3,654,358.27</u>	<u>3.61</u>
TOTAL REVENUES	5,788,638.00	188,985.96	1,651,074.58	4,137,563.42	28.52
<u>EXPENDITURE SUMMARY</u>					
UCIDC	<u>5,788,638.00</u>	<u>185,164.48</u>	<u>1,760,295.36</u>	<u>4,028,342.64</u>	<u>30.41</u>
TOTAL EXPENDITURES	5,788,638.00	185,164.48	1,760,295.36	4,028,342.64	30.41
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	3,821.48 (	109,220.78)	109,220.78	0.00

CITY OF UNIVERSAL CITY
REVENUE & EXPENSE REPORT - UNAUDITED
AS OF: JUNE 30TH, 2026

08 -UNIVERSAL CITY EDC

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>TAX REVENUE</u>					
08-3400.3430 SALES TAX REVENUE	<u>1,997,500.00</u>	<u>181,257.36</u>	<u>1,514,294.85</u>	<u>483,205.15</u>	<u>75.81</u>
TOTAL TAX REVENUE	1,997,500.00	181,257.36	1,514,294.85	483,205.15	75.81
 <u>INTEREST/OTHER REVENUE</u>					
08-3700.3830 INTEREST INCOME	183,071.00	5,073.49	48,028.24	135,042.76	26.23
08-3700.3831 INTEREST - BONDS	0.00	0.00	31,673.41 (	31,673.41)	0.00
08-3700.3840 OTHER INCOME	22,823.00	3,460.13	41,680.13 (	18,857.13)	182.62
08-3700.3841 EVENT REVENUE	15,000.00 (	805.02)	2,097.95	12,902.05	13.99
08-3700.3842 EVENT SPONSORSHIP	9,241.00	0.00	13,300.00 (	4,059.00)	143.92
08-3700.3844 2024 SALES TAX BOND	1,260,703.00	0.00	0.00	1,260,703.00	0.00
08-3700.3882 USE OF FUND BALANCE	<u>2,300,300.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,300,300.00</u>	<u>0.00</u>
TOTAL INTEREST/OTHER REVENUE	3,791,138.00	7,728.60	136,779.73	3,654,358.27	3.61
TOTAL REVENUES	5,788,638.00	188,985.96	1,651,074.58	4,137,563.42	28.52
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CITY OF UNIVERSAL CITY
REVENUE & EXPENSE REPORT - UNAUDITED
AS OF: JUNE 30TH, 2026

08 -UNIVERSAL CITY EDC

UCIDC

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>PAYROLL</u>					
08-5880-4100.4110 REGULAR PAY	300,543.00	23,520.07	227,949.51	72,593.49	75.85
08-5880-4100.4115 OVERTIME PAY	5,000.00	0.00	5,788.65 (	788.65)	115.77
08-5880-4100.4120 HOLIDAY PAY	9,428.00	999.52	6,401.61	3,026.39	67.90
08-5880-4100.4125 LONGEVITY PAY	432.00	0.00	336.00	96.00	77.78
08-5880-4100.4140 FICA EXPENSE	19,555.00	1,487.47	15,604.26	3,950.74	79.80
08-5880-4100.4145 MEDICARE EXPENSE	4,573.00	347.88	3,257.72	1,315.28	71.24
08-5880-4100.4160 EMPLOYEE RETIREMENT	<u>62,450.00</u>	<u>0.00</u>	<u>42,795.61</u>	<u>19,654.39</u>	<u>68.53</u>
TOTAL PAYROLL	401,981.00	26,354.94	302,133.36	99,847.64	75.16
<u>ALLOWANCES</u>					
08-5880-4200.4210 TRAVEL EXPENSE	7,400.00	0.00	1,202.07	6,197.93	16.24
08-5880-4200.4250 TRAINING	3,000.00	0.00	200.00	2,800.00	6.67
08-5880-4200.4270 EMPLOYEE ENGAGEMENT	0.00	0.00	231.61 (	231.61)	0.00
08-5880-4200.4281 OTHER EXPENSES	<u>0.00</u>	<u>0.00</u>	<u>12.00</u> (	<u>12.00)</u>	<u>0.00</u>
TOTAL ALLOWANCES	10,400.00	0.00	1,645.68	8,754.32	15.82
<u>DEBT SERVICE</u>					
08-5880-4300.4353 2016 BOND NORTHLAKE P	182,000.00	0.00	0.00	182,000.00	0.00
08-5880-4300.4354 2020 BOND PRINCIPAL	217,000.00	0.00	0.00	217,000.00	0.00
08-5880-4300.4355 2020 BOND INTEREST	73,716.00	0.00	36,857.70	36,858.30	50.00
08-5880-4300.4357 2024 BOND PRINCIPAL	110,000.00	0.00	0.00	110,000.00	0.00
08-5880-4300.4358 2024 BOND INTEREST	247,250.00	0.00	123,625.00	123,625.00	50.00
08-5880-4300.4360 2016 BOND NORTHLAKE I	3,004.00	0.00	1,501.50	1,502.50	49.98
08-5880-4300.4361 2016 BOND NORTHLAKE F	<u>200.00</u>	<u>0.00</u>	<u>200.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL DEBT SERVICE	833,170.00	0.00	162,184.20	670,985.80	19.47
<u>COMMUNICATIONS</u>					
08-5880-4400.4445 ADVERTISING	90,500.00	8,295.71	70,768.39	19,731.61	78.20
08-5880-4400.4450 NEWSPAPER PUBLICATION	3,000.00	0.00	125.95	2,874.05	4.20
08-5880-4400.4460 MEMBERSHIP/SUBSCRIPTI	80,412.00	889.00	70,317.18	10,094.82	87.45
08-5880-4400.4465 WEB PAGE HOSTING	48,560.00	1,899.32	41,680.50	6,879.50	85.83
08-5880-4400.4480 PROMOTION/ED DEVELOPM	<u>17,000.00</u>	<u>19.79</u>	<u>7,119.79</u>	<u>9,880.21</u>	<u>41.88</u>
TOTAL COMMUNICATIONS	239,472.00	11,103.82	190,011.81	49,460.19	79.35
<u>UTILITIES</u>					
08-5880-4500.4550 INTERNET EXPENSE	<u>0.00</u>	<u>974.54</u>	<u>8,784.05</u> (	<u>8,784.05)</u>	<u>0.00</u>
TOTAL UTILITIES	0.00	974.54	8,784.05 (	8,784.05)	0.00
<u>SUPPORT SERVICES</u>					
08-5880-4600.4621 LEGAL SERVICES	15,000.00	34.50	1,508.00	13,492.00	10.05
08-5880-4600.4680 ADMINISTRATIVE TRANSF	0.00	0.00	90,000.00 (	90,000.00)	0.00
08-5880-4660.4681 EDC OVERHEAD TRANSFER	<u>90,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>90,000.00</u>	<u>0.00</u>
TOTAL SUPPORT SERVICES	105,000.00	34.50	91,508.00	13,492.00	87.15

CITY OF UNIVERSAL CITY
REVENUE & EXPENSE REPORT - UNAUDITED
AS OF: JUNE 30TH, 2026

08 -UNIVERSAL CITY EDC

UCIDC

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>CONTRACT SERVICES</u>					
08-5880-4700.4717 GROUNDS MAINTENANCE	82,204.00	0.00	54,035.07	28,168.93	65.73
08-5880-4700.4740 INSURANCE AND BONDS	1,300.00	57.63	14,708.51 (	13,408.51)	1,131.42
08-5880-4700.4742 WORKER'S UNEMPLOYMENT	0.00	0.00	894.53 (	894.53)	0.00
08-5880-4700.4745 AUDIT SERVICES	0.00	0.00	4,300.00 (	4,300.00)	0.00
08-5880-4700.4760 PHYSICAL EXAMS	0.00	0.00	347.00 (	347.00)	0.00
08-5880-4700.4763 APPLICANT PROCESSING	0.00	0.00	8.50 (	8.50)	0.00
08-5880-4700.4780 BANK FEES	0.00	52.23	581.00 (	581.00)	0.00
08-5880-4700.4790 OTHER CONTRACT SERVIC	80,000.00	357.47	60,309.56	19,690.44	75.39
08-5880-4700.4791 CONSULTANT SERVICES	8,750.00	0.00	0.00	8,750.00	0.00
08-5880-4700.4796 PROMOTIONAL ITEMS	0.00	0.00	1,477.23 (	1,477.23)	0.00
08-5880-4700.4809 ENGINEERING SERVICES	<u>420,707.00</u>	<u>0.00</u>	<u>156,747.50</u>	<u>263,959.50</u>	<u>37.26</u>
TOTAL CONTRACT SERVICES	592,961.00	467.33	293,408.90	299,552.10	49.48
<u>SUPPLIES-MATERIALS</u>					
08-5880-4800.4820 OFFICE SUPPLIES	6,000.00	0.00	2,817.81	3,182.19	46.96
08-5880-4800.4840 GASOLINE EXPENSE	0.00	0.00	168.64 (	168.64)	0.00
08-5880-4800.4865 OFFICE EQUIPMENT	<u>0.00</u>	<u>0.00</u>	<u>395.00 (</u>	<u>395.00)</u>	<u>0.00</u>
TOTAL SUPPLIES-MATERIALS	6,000.00	0.00	3,381.45	2,618.55	56.36
<u>REAL PROPERTY-EQUIPMENT</u>					
08-5880-4900.4940 1604 TURN LANE	198,000.00	0.00	0.00	198,000.00	0.00
08-5880-4900.4942 INFRASTRUCTURE IMPROV	250,000.00	1,418.00	20,995.49	229,004.51	8.40
08-5880-4900.4945 BUSINESS/FACADE IMPRO	775,000.00	112,000.00	297,627.91	477,372.09	38.40
08-5880-4900.4960 NORTHLAKE	75,000.00	0.00	0.00	75,000.00	0.00
08-5880-4900.4962 NORTHLAKE ENGINEERING	50,000.00	0.00	0.00	50,000.00	0.00
08-5880-4900.4964 REUNION IMPROVEMENTS	1,406,884.00	30,457.50	251,612.25	1,155,271.75	17.88
08-5880-4900.4965 KITTY HAWK IMPROVEMEN	0.00	0.00	1,640.00 (	1,640.00)	0.00
08-5880-4900.4970 PROMOTIONAL SIGNAGE	75,000.00	1,945.00	2,564.00	72,436.00	3.42
08-5880-4900.4971 HOLIDAY DECORATIONS	50,000.00	250.00	21,952.71	28,047.29	43.91
08-5880-4900.4972 COMMUNITY EVENTS	130,000.00	14.64	93,912.59	36,087.41	72.24
08-5880-4900.4981 AVIATION DIST FEASABI	125,000.00	0.00	0.00	125,000.00	0.00
08-5880-4900.4983 PROPERTY ACQUISITION	464,570.00	144.21	16,732.96	447,837.04	3.60
08-5880-4900.4985 2024 BOND EXPENSES	<u>200.00</u>	<u>0.00</u>	<u>200.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL REAL PROPERTY-EQUIPMENT	3,599,654.00	146,229.35	707,237.91	2,892,416.09	19.65
<u>TRANSFER OUT</u>					
TOTAL					
TOTAL UCIDC	5,788,638.00	185,164.48	1,760,295.36	4,028,342.64	30.41
TOTAL EXPENDITURES	5,788,638.00	185,164.48	1,760,295.36	4,028,342.64	30.41
REVENUES OVER/(UNDER) EXPENDITURES	0.00	3,821.48 (	109,220.78)	109,220.78	0.00
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*** END OF REPORT ***

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: JULY 31ST, 2026

08 -UNIVERSAL CITY EDC
 FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>					
TAX REVENUE	1,997,500.00	173,995.22	1,688,290.07	309,209.93	84.52
INTEREST/OTHER REVENUE	<u>3,791,138.00</u>	<u>13,075.55</u>	<u>154,730.50</u>	<u>3,636,407.50</u>	<u>4.08</u>
TOTAL REVENUES	5,788,638.00	187,070.77	1,843,020.57	3,945,617.43	31.84
<u>EXPENDITURE SUMMARY</u>					
UCIDC	<u>5,788,638.00</u>	<u>65,493.70</u>	<u>1,842,913.10</u>	<u>3,945,724.90</u>	<u>31.84</u>
TOTAL EXPENDITURES	5,788,638.00	65,493.70	1,842,913.10	3,945,724.90	31.84
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	121,577.07	107.47 (	107.47)	0.00

CITY OF UNIVERSAL CITY
REVENUE & EXPENSE REPORT - UNAUDITED
AS OF: JULY 31ST, 2026

08 -UNIVERSAL CITY EDC

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>TAX REVENUE</u>					
08-3400.3430 SALES TAX REVENUE	<u>1,997,500.00</u>	<u>173,995.22</u>	<u>1,688,290.07</u>	<u>309,209.93</u>	<u>84.52</u>
TOTAL TAX REVENUE	1,997,500.00	173,995.22	1,688,290.07	309,209.93	84.52
 <u>INTEREST/OTHER REVENUE</u>					
08-3700.3830 INTEREST INCOME	183,071.00	4,786.61	52,814.85	130,256.15	28.85
08-3700.3831 INTEREST - BONDS	0.00	3,848.44	39,112.82 (	39,112.82)	0.00
08-3700.3840 OTHER INCOME	22,823.00	4,440.50	46,120.63 (	23,297.63)	202.08
08-3700.3841 EVENT REVENUE	15,000.00	0.00	3,382.20	11,617.80	22.55
08-3700.3842 EVENT SPONSORSHIP	9,241.00	0.00	13,300.00 (	4,059.00)	143.92
08-3700.3844 2024 SALES TAX BOND	1,260,703.00	0.00	0.00	1,260,703.00	0.00
08-3700.3882 USE OF FUND BALANCE	<u>2,300,300.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,300,300.00</u>	<u>0.00</u>
TOTAL INTEREST/OTHER REVENUE	3,791,138.00	13,075.55	154,730.50	3,636,407.50	4.08
TOTAL REVENUES	5,788,638.00	187,070.77	1,843,020.57	3,945,617.43	31.84
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CITY OF UNIVERSAL CITY
REVENUE & EXPENSE REPORT - UNAUDITED
AS OF: JULY 31ST, 2026

08 -UNIVERSAL CITY EDC

UCIDC

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>PAYROLL</u>					
08-5880-4100.4110 REGULAR PAY	300,543.00	24,765.60	252,715.11	47,827.89	84.09
08-5880-4100.4115 OVERTIME PAY	5,000.00	510.22	6,298.87 (	1,298.87)	125.98
08-5880-4100.4120 HOLIDAY PAY	9,428.00	499.76	6,901.37	2,526.63	73.20
08-5880-4100.4125 LONGEVITY PAY	432.00	0.00	336.00	96.00	77.78
08-5880-4100.4140 FICA EXPENSE	19,555.00	1,565.35	17,169.61	2,385.39	87.80
08-5880-4100.4145 MEDICARE EXPENSE	4,573.00	366.09	3,623.81	949.19	79.24
08-5880-4100.4160 EMPLOYEE RETIREMENT	<u>62,450.00</u>	<u>0.00</u>	<u>47,412.49</u>	<u>15,037.51</u>	<u>75.92</u>
TOTAL PAYROLL	401,981.00	27,707.02	334,457.26	67,523.74	83.20
<u>ALLOWANCES</u>					
08-5880-4200.4210 TRAVEL EXPENSE	7,400.00	0.00	1,202.07	6,197.93	16.24
08-5880-4200.4250 TRAINING	3,000.00	0.00	200.00	2,800.00	6.67
08-5880-4200.4270 EMPLOYEE ENGAGEMENT	0.00	0.00	231.61 (	231.61)	0.00
08-5880-4200.4281 OTHER EXPENSES	<u>0.00</u>	<u>0.00</u>	<u>105.58</u> (	<u>105.58)</u>	<u>0.00</u>
TOTAL ALLOWANCES	10,400.00	0.00	1,739.26	8,660.74	16.72
<u>DEBT SERVICE</u>					
08-5880-4300.4353 2016 BOND NORTHLAKE P	182,000.00	0.00	0.00	182,000.00	0.00
08-5880-4300.4354 2020 BOND PRINCIPAL	217,000.00	0.00	0.00	217,000.00	0.00
08-5880-4300.4355 2020 BOND INTEREST	73,716.00	0.00	36,857.70	36,858.30	50.00
08-5880-4300.4357 2024 BOND PRINCIPAL	110,000.00	0.00	0.00	110,000.00	0.00
08-5880-4300.4358 2024 BOND INTEREST	247,250.00	0.00	123,625.00	123,625.00	50.00
08-5880-4300.4360 2016 BOND NORTHLAKE I	3,004.00	0.00	1,501.50	1,502.50	49.98
08-5880-4300.4361 2016 BOND NORTHLAKE F	<u>200.00</u>	<u>0.00</u>	<u>200.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL DEBT SERVICE	833,170.00	0.00	162,184.20	670,985.80	19.47
<u>COMMUNICATIONS</u>					
08-5880-4400.4445 ADVERTISING	90,500.00	4,047.46	82,066.00	8,434.00	90.68
08-5880-4400.4450 NEWSPAPER PUBLICATION	3,000.00	0.00	125.95	2,874.05	4.20
08-5880-4400.4460 MEMBERSHIP/SUBSCRIPTI	80,412.00	1,511.66	72,026.84	8,385.16	89.57
08-5880-4400.4465 WEB PAGE HOSTING	48,560.00	0.00	41,680.50	6,879.50	85.83
08-5880-4400.4480 PROMOTION/ED DEVELOPM	<u>17,000.00</u>	<u>0.00</u>	<u>7,119.79</u>	<u>9,880.21</u>	<u>41.88</u>
TOTAL COMMUNICATIONS	239,472.00	5,559.12	203,019.08	36,452.92	84.78
<u>UTILITIES</u>					
08-5880-4500.4550 INTERNET EXPENSE	<u>0.00</u>	<u>981.87</u>	<u>9,765.92</u> (	<u>9,765.92)</u>	<u>0.00</u>
TOTAL UTILITIES	0.00	981.87	9,765.92 (	9,765.92)	0.00
<u>SUPPORT SERVICES</u>					
08-5880-4600.4621 LEGAL SERVICES	15,000.00	0.00	1,508.00	13,492.00	10.05
08-5880-4600.4680 ADMINISTRATIVE TRANSF	0.00	0.00	90,000.00 (	90,000.00)	0.00
08-5880-4660.4681 EDC OVERHEAD TRANSFER	<u>90,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>90,000.00</u>	<u>0.00</u>
TOTAL SUPPORT SERVICES	105,000.00	0.00	91,508.00	13,492.00	87.15

CITY OF UNIVERSAL CITY
REVENUE & EXPENSE REPORT - UNAUDITED
AS OF: JULY 31ST, 2026

08 -UNIVERSAL CITY EDC

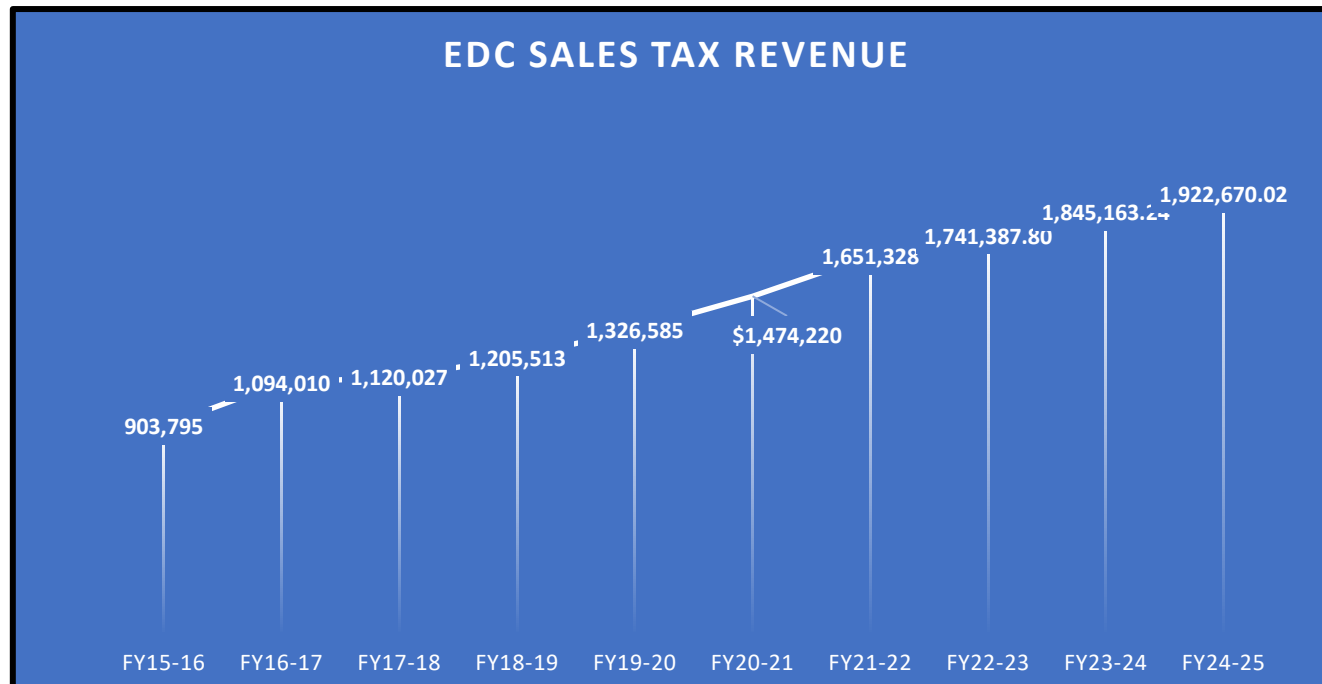
UCIDC

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>CONTRACT SERVICES</u>					
08-5880-4700.4717 GROUNDS MAINTENANCE	82,204.00	0.00	54,035.07	28,168.93	65.73
08-5880-4700.4740 INSURANCE AND BONDS	1,300.00	2,073.00	18,809.66 (	17,509.66)	1,446.90
08-5880-4700.4742 WORKER'S UNEMPLOYMENT	0.00	90.62	985.15 (	985.15)	0.00
08-5880-4700.4745 AUDIT SERVICES	0.00	0.00	4,300.00 (	4,300.00)	0.00
08-5880-4700.4760 PHYSICAL EXAMS	0.00	0.00	347.00 (	347.00)	0.00
08-5880-4700.4763 APPLICANT PROCESSING	0.00	0.00	8.50 (	8.50)	0.00
08-5880-4700.4780 BANK FEES	0.00	0.00	774.88 (	774.88)	0.00
08-5880-4700.4790 OTHER CONTRACT SERVIC	80,000.00	739.97	61,049.53	18,950.47	76.31
08-5880-4700.4791 CONSULTANT SERVICES	8,750.00	0.00	0.00	8,750.00	0.00
08-5880-4700.4796 PROMOTIONAL ITEMS	0.00	0.00	1,477.23 (	1,477.23)	0.00
08-5880-4700.4809 ENGINEERING SERVICES	<u>420,707.00</u>	<u>0.00</u>	<u>156,747.50</u>	<u>263,959.50</u>	<u>37.26</u>
TOTAL CONTRACT SERVICES	592,961.00	2,903.59	298,534.52	294,426.48	50.35
<u>SUPPLIES-MATERIALS</u>					
08-5880-4800.4820 OFFICE SUPPLIES	6,000.00	0.00	2,853.44	3,146.56	47.56
08-5880-4800.4840 GASOLINE EXPENSE	0.00	0.00	168.64 (	168.64)	0.00
08-5880-4800.4865 OFFICE EQUIPMENT	<u>0.00</u>	<u>0.00</u>	<u>395.00</u> (	<u>395.00</u>)	<u>0.00</u>
TOTAL SUPPLIES-MATERIALS	6,000.00	0.00	3,417.08	2,582.92	56.95
<u>REAL PROPERTY-EQUIPMENT</u>					
08-5880-4900.4940 1604 TURN LANE	198,000.00	0.00	0.00	198,000.00	0.00
08-5880-4900.4942 INFRASTRUCTURE IMPROV	250,000.00	0.00	20,995.49	229,004.51	8.40
08-5880-4900.4945 BUSINESS/FACADE IMPRO	775,000.00	11,784.32	309,412.23	465,587.77	39.92
08-5880-4900.4960 NORTHLAKE	75,000.00	0.00	0.00	75,000.00	0.00
08-5880-4900.4962 NORTHLAKE ENGINEERING	50,000.00	0.00	0.00	50,000.00	0.00
08-5880-4900.4964 REUNION IMPROVEMENTS	1,406,884.00	11,550.00	263,162.25	1,143,721.75	18.71
08-5880-4900.4965 KITTY HAWK IMPROVEMEN	0.00	0.00	1,640.00 (	1,640.00)	0.00
08-5880-4900.4970 PROMOTIONAL SIGNAGE	75,000.00	0.00	2,564.00	72,436.00	3.42
08-5880-4900.4971 HOLIDAY DECORATIONS	50,000.00	78.66	22,253.10	27,746.90	44.51
08-5880-4900.4972 COMMUNITY EVENTS	130,000.00	4,685.10	101,083.73	28,916.27	77.76
08-5880-4900.4981 AVIATION DIST FEASABI	125,000.00	0.00	0.00	125,000.00	0.00
08-5880-4900.4983 PROPERTY ACQUISITION	464,570.00	244.02	16,976.98	447,593.02	3.65
08-5880-4900.4985 2024 BOND EXPENSES	<u>200.00</u>	<u>0.00</u>	<u>200.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL REAL PROPERTY-EQUIPMENT	3,599,654.00	28,342.10	738,287.78	2,861,366.22	20.51
<u>TRANSFER OUT</u>					
TOTAL					
TOTAL UCIDC	5,788,638.00	65,493.70	1,842,913.10	3,945,724.90	31.84
TOTAL EXPENDITURES	5,788,638.00	65,493.70	1,842,913.10	3,945,724.90	31.84
REVENUES OVER/(UNDER) EXPENDITURES	0.00	121,577.07	107.47 (	107.47)	0.00
	=====	=====	=====	=====	=====

*** END OF REPORT ***

EDC Sales Tax Revenue

Allocation Period	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25	FY25-26
October	86,516.56	87,130.05	95,773.12	99,466.16	110,106.57	121,797.17	139,454.16	152,145.90	145,480.65	162,709.18
November	98,159.99	100,733.35	104,267.08	108,728.48	124,689.43	154,595.60	145,142.71	152,819.41	163,112.80	169,559.92
December	85,900.88	85,002.96	105,493.80	104,843.20	110,922.04	109,820.09	141,272.85	146,758.82	163,563.12	166,685.00
January	85,961.12	87,607.77	85,115.88	103,289.64	114,956.65	134,231.12	140,935.42	143,784.29	147,083.25	155,707.58
February	113,166.40	111,859.05	120,515.28	137,139.70	144,856.31	166,606.04	170,410.47	173,361.88	194,570.30	206,305.82
March	81,976.68	79,934.32	65,987.72	94,327.66	108,098.50	122,902.17	128,093.88	139,962.13	137,164.67	150,028.51
April	79,479.11	80,895.78	102,056.34	93,924.06	99,505.76	117,186.34	127,892.78	141,460.65	135,893.28	148,390.22
May	100,673.28	109,680.51	101,375.03	119,439.30	147,776.29	157,060.36	160,057.10	174,506.59	172,805.74	173,651.28
June	82,409.93	86,399.51	100,179.69	106,785.20	124,594.16	135,556.21	138,663.94	152,486.76	161,856.10	181,257.36
July	85,323.22	95,356.92	98,979.67	119,369.46	122,852.99	136,763.26	145,632.25	156,644.09	151,592.38	173,995.22
August	101,964.39	105,622.38	120,247.69	128,322.82	139,774.70	158,506.80	156,922.56	164,058.38	172,063.52	0.00
Sept	92,478.26	89,804.45	105,522.11	110,949.15	126,087.10	136,302.63	146,909.68	147,174.36	177,484.21	0.00
TOTAL	\$1,094,009.80	\$1,120,027.04	\$1,205,513.41	\$1,326,584.80	\$1,474,220.48	1,651,327.79	1,741,387.80	1,845,163.24	1,922,670.02	1,688,290.10





Website Overview

Jun 1, 2026 - Jun 30, 2026

Total users
14,761

New users
12,825

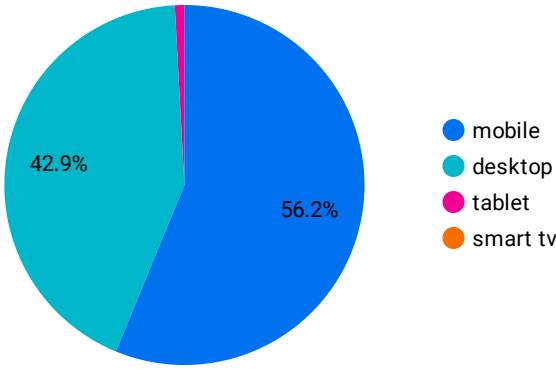
Sessions
21,679

Views
46,729

Average session duration
00:02:53

Device category	Total users ▾
1... mobile	8,869
2... desktop	6,138
3... tablet	132
4... smart tv	1

1 - 4 / 4



Page path and screen class		Page title	Views ▾
1.	/	Universal City, TX - Official Website Official ...	6,041
2.	/684/Online-Payments	Online Payments Universal City, TX - Offici...	3,512
3.	/Search	Search • City of Universal City • CivicEngage	2,914
4.	/1072/Northview-Park-and-Splashpad	Northview Park and Splashpad Universal ...	2,592
5.	/396/Library	Library Universal City, TX - Official Website	1,419
6.	/jobs.aspx	Job Postings • City of Universal City • Civic...	1,150
7.	/563/Parks-and-Recreation	Parks and Recreation Universal City, TX - O...	1,129
8.	/527/Job-Opportunities	Job Opportunities Universal City, TX - Offic...	868
9.	/409/Paying-Your-Fine	Paying Your Fine Universal City, TX - Offici...	816

Grand total

46,729

1 - 100 / 2998

Event name	Page title	Page path	Event count ▾
1.	DocumentCenter Certificate of Occupancy	/DocumentCenter/View/406	2,417
2.	DocumentCenter CARBON MONOXIDE ALARM REQUIREMENTS	/DocumentCenter/View/4000	486
3.	DocumentCenter UC Magazine June July 2026	/DocumentCenter/View/8967	354
4.	DocumentCenter FINAL Waste RFP Universal City 01 08 2026	/DocumentCenter/View/8738	352
5.	DocumentCenter CodeTop10	/DocumentCenter/View/4065	340
6.	DocumentCenter Building Fees	/DocumentCenter/View/6015	282
7.	DocumentCenter Vision 35 Comprehensive Plan	/DocumentCenter/View/8663	262
8.	DocumentCenter Landfills	/DocumentCenter/View/365	209
9.	DocumentCenter Parks Master Plan 2023-2033	/DocumentCenter/View/6596	193

Grand total

18,374



Website Overview

Jun 1, 2026 - Jun 30, 2026

Search term			Full page URL		Views
1.	jobs	13	1.	www.universalcitytexas.gov/	5,485
2.	Termination of Water Service	11	2.	www.universalcitytexas.gov/684/Online-Payments	3,275
3.	Careers	10	3.	www.universalcitytexas.gov/1072/Northview-Par...	2,447
4.	citation	10	4.	www.universalcitytexas.gov/396/Library	1,400
5.	Brush Collection	9	5.	www.universalcitytexas.gov/563/Parks-and-Recr...	1,102
6.	Citation	8	6.	www.universalcitytexas.gov/527/Job-Opportuniti...	800
7.	Paying Your Fine	8	7.	www.universalcitytexas.gov/409/Paying-Your-Fine	700
8.	When is next brush pick up	8	8.	www.universalcitytexas.gov/Directory.aspx?did=7	677
9.	Brush pickup	7	9.	www.universalcitytexas.gov/421/Programs	669
10.	Employment	7	1...	www.universalcitytexas.gov/450/Police-Departm...	669
11.	Water & Sewer	7	1 - 100 / 4425 < >		
12.	city manager	7			
13.	Open Records Request	6			
14.	First Baptist Academy Band Teacher Arrested on Child Indecency Charges	6			
15.	Calendar	6			
16.	Ticket	6			
17.	Water Restrictions	6			
18.	ticket	6			
19.	Code Compliance	5			
20.	Dogs	5			
21.	For Seniors	5			
22.	Library	5			
23.	Outstanding tickets	5			
24.	Staff Directory	5			
25.	Warrants	5			
Grand total		1,620			
		1 - 100 / 1157 < >			



Website Overview

Jul 1, 2026 - Jul 31, 2026

Total users
15,306

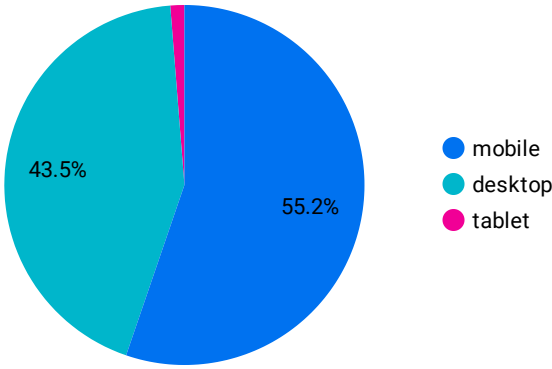
New users
13,231

Sessions
22,722

Views
51,105

Average session duration
00:03:32

Device category	Total users ▾
1... mobile	9,429
2... desktop	6,237
3... tablet	173



1 - 3 / 3

Page path and screen class		Page title	Views ▾
1.	/	Universal City, TX - Official Website Official ...	7,202
2.	/684/Online-Payments	Online Payments Universal City, TX - Offici...	3,670
3.	/Search	Search • City of Universal City • CivicEngage	3,303
4.	/1072/Northview-Park-and-Splashpad	Northview Park and Splashpad Universal ...	2,189
5.	/1184/Residential-Waste-Services	Residential Waste Services Universal City, ...	1,600
6.	/jobs.aspx	Job Postings • City of Universal City • Civic...	1,334
7.	/396/Library	Library Universal City, TX - Official Website	1,161
8.	/563/Parks-and-Recreation	Parks and Recreation Universal City, TX - O...	1,042
9.	/527/Job-Opportunities	Job Opportunities Universal City, TX - Offic...	959
Grand total			51,105

1 - 100 / 2852

Event name	Page title	Page path	Event count ▾
1.	DocumentCenter CodeTop10	/DocumentCenter/View/4065	801
2.	DocumentCenter CARBON MONOXIDE ALARM REQUIREMENTS	/DocumentCenter/View/4000	580
3.	DocumentCenter Custom Manufacturing	/DocumentCenter/View/743	540
4.	DocumentCenter Oak Wilt Information	/DocumentCenter/View/560	425
5.	DocumentCenter UC Self Inspection Checklist	/DocumentCenter/View/2203	390
6.	DocumentCenter Ordinance 525-Z-2026 Frontier Waste Solutions Contract	/DocumentCenter/View/8871	384
7.	DocumentCenter Zoning Amendments and Proposed Use Table	/DocumentCenter/View/5192	374
8.	DocumentCenter RFP - Bank Depository May 2024	/DocumentCenter/View/7179	370
9.	DocumentCenter Check Register October 2020 to September 2021	/DocumentCenter/View/7067	319
Grand total			20,499



Website Overview

Jul 1, 2026 - Jul 31, 2026

Search term			Full page URL		Views
1.	94-A68 Flock License Plate Reader Policy	17	1.	www.universalcitytexas.gov/	6,541
2.	Paying Your Fine	16	2.	www.universalcitytexas.gov/684/Online-Payments	3,427
3.	55+ Activities Club	13	3.	www.universalcitytexas.gov/1072/Northview-Par...	2,171
4.	Trash	13	4.	www.universalcitytexas.gov/1184/Residential-W...	1,418
5.	Careers	12	5.	www.universalcitytexas.gov/396/Library	1,148
6.	Application for Employment	11	6.	www.universalcitytexas.gov/563/Parks-and-Recr...	1,000
7.	jobs	11	7.	www.universalcitytexas.gov/527/Job-Opportuniti...	859
8.	waste management	11	8.	www.universalcitytexas.gov/450/Police-Departm...	788
9.	Residential Waste Services	10	9.	www.universalcitytexas.gov/jobs.aspx	746
10.	Termination of Water Service	10	1...	www.universalcitytexas.gov/409/Paying-Your-Fine	648
11.	Waste Services	10	1 - 100 / 4913		
12.	careers	10			
13.	Water Restrictions	9			
14.	citation	9			
15.	Bev cart	8			
16.	Citation	8			
17.	Jobs	8			
18.	Town Hall Meeting: Frontier Waste Solutions	8			
19.	Bulk Brush Disposal Options	6			
20.	Contractor List	6			
21.	Defensive Driving	6			
22.	Garbage & Brush Services	6			
23.	Ticket Information	6			
24.	Trash pickup	6			
25.	Waste	6			
Grand total		1,696			
1 - 100 / 1085					

TO: EDC

FROM: Michael Cassata, Assistant City Manager

DATE: 4 August 2026

SUBJECT: Selection of Officers—2026-2027

Section V of the UCEDC 1996 Bylaws state that the Board shall appoint from among its Members individuals to hold the offices of President, Vice President, Secretary and Treasurer. The term of office for each of these Officers shall always be for **a period of one year**; provided, however, that such Officers shall continue to serve until the election of their successors.

The UCEDC includes the following members and their current role:

Leonard Dagg	Vice President
Roland Hinojosa	Secretary
Mark Dunlop	Treasurer
Christina Fitzpatrick	Director
Bear Goolsby	Director
Bryan Kuhlmann	Director
Fran Daniels	Director

Action Requested

Elect Officers to serve a one-year term.

1996
Bylaws

BYLAWS OF
THE UNIVERSAL CITY INDUSTRIAL DEVELOPMENT CORPORATION
OF THE CITY OF UNIVERSAL CITY, TEXAS

A NON-PROFIT CORPORATION

SECTION I
OFFICES

1.01 Registered Office and Registered Agent

The Corporation shall have and continuously maintain in the State of Texas a registered office, and a registered agent whose office is identical with such registered office, as required by the Texas Non-Profit Corporation Act. The Board of Directors may, from time to time, change the registered office, provided that such change is appropriately reflected in these Bylaws and in the Articles of Incorporation, and filed with the Secretary of State.

The registered office of the Corporation shall be 2150 Universal City Boulevard, Universal City, Texas 78148, and the initial registered agent shall be Marion E. Thorpe, whose mailing address is P.O. Box 3008, Universal City, Texas 78148 and who may be served with process at 2150 Universal City Boulevard, Universal City, Texas 78148.

1.02 Principal Office

The principal office of the Corporation in the State of Texas shall be located in the City Hall, City of Universal City, County of Bexar, and it shall be identical with the registered office of the Corporation.

SECTION II
PURPOSES

2.01 Purposes

The Corporation is a non-profit corporation specifically governed by the Texas Development Corporation Act of 1979, Article 5190.6 § 4B, as amended (hereinafter referred to as the "Act"). The purpose of the Corporation shall be to promote, assist, and enhance economic development in accordance with the Articles of Incorporation, and to engage in any and all activities authorized by the Texas Development Corporation Act of 1979, as amended. The Corporation shall have all of the powers enumerated in Section 23(a) of Article 5190.6, except as limited by these Bylaws, the Articles of Incorporation, or vote of the City Council.

SECTION III
MEMBERS

3.01 Members

The Corporation shall have no members.

SECTION IV BOARD OF DIRECTORS

4.01 Board of Directors

The business and affairs of the Corporation and all corporate powers shall be exercised by or under authority of the Board of Directors (the "Board"), appointed by the governing body of the City of Universal City, and subject to applicable limitations imposed by the Texas Non-Profit Corporation Act, the Texas Business Corporation Act, the Texas Development Corporation Act, the Articles of Incorporation, or these Bylaws. The Board may, by contract, resolution, or otherwise, give general or limited or special power and authority to the officers and employees of the Corporation to transact the general business or any special business of the Corporation, and may give powers of attorney to agents of the Corporation to transact any special business requiring such authorization.

4.02 Number and Qualifications

The authorized number of Directors of this Board shall be seven (7), four (4) of whom may be members of the City Council, and at least three (3) of whom shall not be officers or employees of the City of Universal City or its City Council. All Directors must be residents of the City of Universal City.

The City Council shall appoint the Directors of the Corporation in accordance with the Texas Development Act of 1979, as amended.

The City Council shall consider an individual's experience, accomplishments, and educational background in appointing members to the Board to ensure that the interests and concerns of all segments of the community are considered.

The City Manager of Universal City shall be a non-voting ex-officio member of the Board of Directors, and shall attend all meetings of the Board, and shall provide staff assistance and administrative support to the Board as needed.

4.03 Bonds

The Board by majority vote may require that any officer of the Board be bonded prior to handling any monies or other things of value.

4.04 General Duties of the Board

The Board is hereby required to perform the following duties:

1. The Board shall develop an overall economic development plan for the City which shall include an annual budget and set forth intermittent and/or short term goals which the Board deems necessary to accomplish compliance with its overall economic development plan. Such plan must be approved by the City Council of the City of Universal City before being adopted.

The overall development plan developed by the Board shall be one that includes the following elements:

- a. An economic development strategy to permanently bolster the business climate throughout the City.

- b. Strategies to fully utilize the assets of the City which enhance economic development.
 - c. Identification of strategies to coordinate public, private, municipal and academic resources to develop and enhance business opportunities for all citizens of Universal City. This plan shall include methods to improve communication and cooperation between the above-mentioned entities.
 - d. Assurance of accountability of all tax moneys expended for its implementation of the overall economic development plan.
 - e. Identification of strategies and implementation of those strategies for direct economic development as defined in this Section.
 - f. An annual work plan outlining the activities, tasks, projects and programs to be undertaken by the Board during the upcoming fiscal year. The annual work plan shall be submitted with the annual budget as outlined in Article 7.02 of these Bylaws.
- 2. The Board shall review and update its overall economic development plan twice each year to ensure that said plan is up to date with the current economic climate and is capable of meeting Universal City's current economic development needs.
 - 3. The Board shall expend, in accordance with State law, the tax funds received by it on direct economic development where such expenditures will have a direct benefit to the citizens of Universal City. Before expending funds to undertake a project, the Corporation shall hold at least one public hearing on the proposed project.
- As used in this article, "direct economic development" shall mean the expenditure of such tax funds for programs that directly accomplish or aid in the accomplishment of creating identifiable new jobs or retaining identifiable existing jobs including job training and/or planning and research activities necessary to promote said job creation. The Corporation's focus will be primarily in the areas of:
- a. Infrastructure Development
 - b. Business Development
 - c. Facility Development
 - d. Work Force Development
- 4. The Board of Directors shall make a detailed report to the City Council at least once each year, and at such other times as requested by the City Council. Such report shall include, but not be limited to, the following:
 - a. A review of all expenditures made by the Board in connection with their activities involving direct economic development as defined in this article, together with a report of all other expenditures made by the Board.
 - b. A review of the accomplishments of the Board in the areas of direct economic development, together with a proposed budget for the coming year.
 - c. The policies and strategy followed by the Board in relation to the direct economic development together with any new or proposed changes in said policies and strategy.

- d. The activities of the Board for the budget year addressed in said annual report, together with any proposed change in said activity relating to direct economic development.
- e. A review of the activities of the Board in areas of endeavor other than direct economic development together with any proposed changes in such activities.
- f. The annual required report shall be made to the City Council no later than August 1 of each year.
- g. The annual report shall be considered by the City Council for its review and approval.

4.05 Tenure

The terms of office for the Directors are as follows: 1) If the Board Member is a member of the City Council, his or her term shall coincide with his elected term of office; 2) if the Board Member is not a member of the City Council, his or her term shall be for two years. Directors shall be removable at any time by vote of the City Council.

4.06 Vacancies

Any vacancy occurring shall be filled by appointment by the City Council from a recommended list provided by the development corporation.

4.07 Meetings

The Board shall hold a regular meeting at least quarterly at the Universal City Hall, at such time and date as the Board shall designate. All meetings of the Board shall provide notice thereof as provided and set forth in Chapter 551, Texas Government Code (The Texas Open Meetings Act). Any member of the Board may request that an item be placed on the agenda by delivering the same in writing to the secretary of the Board no later than five (5) days prior to the date of the Board meeting. The Board shall set regular meeting dates from time to time.

Notice of any meeting shall be given to the public in accordance with the requirements of the Texas Open Meetings Act. The notice shall contain information regarding the particular time, date, and location of the meeting and the agenda to be considered. All meetings shall be conducted in accordance with the Texas Open Meetings Act.

The annual meeting of the Board of Directors shall be in May of each year, at the Universal City Hall. Minutes of the meetings will be forwarded for information to the city council.

4.08 Attendance

Regular attendance of the Board meetings is required of all Members, and the attendance record of each Board member shall be submitted to the Council prior to any reappointment to the Board. The following number of absences may constitute the need for replacement of a member: three (3) consecutive absences from regularly scheduled meetings, or attendance reflecting absences constituting 50% of the meetings over a 12-month period. In the event replacement is indicated, the President shall give written notice of such fact to the Board Member and the Council.

4.09 Quorum

For the purpose of convening a meeting, a simple majority of the Directors then serving on the Board shall constitute a quorum. For purposes of transacting the business of the Corporation at any meeting, a simple majority of the appointed Directors shall constitute a quorum. If there is an insufficient number of Directors present to constitute a quorum, the presiding officer shall adjourn the meeting. Workshop meetings shall not require a quorum.

4.10 Compensation

The duly appointed members of the Board shall serve without compensation, but may be reimbursed for actual cost of travel, lodging and incidental expenses as authorized by the Board, in accordance with State Law.

4.11 Voting; Action of the Board of Directors

Directors must be present in order to vote at any meeting. Unless otherwise provided in these Bylaws or in the Articles of Incorporation or as required by law, the act of a simple majority of the Directors present at any meeting for which a quorum is present shall be the act of the Board of Directors. In the event that a Director is aware of a conflict of interest or potential conflict of interest, with regard to any particular vote, the Director shall bring the same to the attention of the meeting and shall abstain from the vote. In absence of a conflict of interest, each Director present at the meeting shall vote for or against each question brought before the Board. Any Director shall bring to the attention of the meeting any apparent conflict of interest or potential conflict of interest of any other Director, in which case the Board shall determine whether a true conflict of interest exists before any vote shall be taken regarding that particular matter. The Director as to whom a question of interest has been raised shall refrain from voting with regard to the determination as to whether a true conflict exists.

4.12 Board's Relationship with City Council

In accordance with State law, the City Council shall require that the Corporation be responsible to it for the proper discharge of its duties. All policies for program administration shall be submitted for Council approval, and the Board shall administer said programs accordingly. The Board shall determine its policies and direction within the limitations of the duties imposed by applicable laws, the Articles of Incorporation, these Bylaws, contracts entered into with the City, and budget and fiduciary responsibilities.

4.13 Board's Relationship With Administrative Departments of the City

Any request for services made to the administrative departments of the City shall be made by the Board or its designee in writing to the City Manager. The City Manager may approve such request for assistance from the Board when such requested services are available within the administrative departments of the City and that the Board has agreed to reimburse the administrative department's budget for the costs of such services so provided.

Any request for legal assistance may be made by the Board or its designee to the City Manager. The City Attorney may provide such assistance when such services are available. When such services are unavailable, the Board may obtain other counsel.

SECTION V OFFICERS

5.01 Officers of the Corporation

The elected officers of the Corporation shall be a President, Vice President, Secretary, and Treasurer. The Board may resolve to appoint one or more Assistant Secretaries or one or more Assistant Treasurers as it may consider desirable. Such officers shall have the authority and shall perform the duties of the office as the Board may from time to time prescribe or as the Secretary or Treasurer may from time to time delegate to his or her respective Assistant. Any two (2) offices may be held by the same person, except the office of President.

5.02 Selection of Officers

The Board shall appoint from among its Members individuals to hold the offices of President, Vice President, Secretary and Treasurer. The term of office for each of these Officers shall always be for a period of one year; provided, however, that such Officers shall continue to serve until the election of their successors.

5.03 Vacancies

Vacancies in any office which occur by reason of death, resignation, disqualification, removal, or otherwise, may be filled by the Board of Directors for the unexpired portion of the term of that office, in the same manner as other officers are appointed by the Board.

5.04 President

The President shall be the Chief Executive Officer of the Corporation, and shall:

1. Preside over all meetings of the Board.
2. Have the right to vote on all matters coming before the Board.
3. Have the authority, upon notice to the members of the Board, to call a special meeting of the Board when in his judgement such meeting is required.
4. Have the authority to appoint ad hoc committees which may address issues of a temporary nature of concern or which have a temporary effect on the business of the Board.

In addition to the above mentioned duties, the President shall sign with the Secretary of the Board any deed, mortgage, bonds, contracts, or other instruments which the Board of Directors has approved, unless the execution of said document has been expressly delegated to some other officer or agent of the Corporation by appropriate Board resolution, by a specific provision of these bylaws, or by statute. In general, the President shall perform all duties incident to the office, and such other duties as shall be prescribed from time to time by the Board of Directors.

5.05 Vice President

In the absence of the President, or in the event of his or her inability to act, the Vice President shall perform the duties of the President. When so acting, the Vice President shall have all power of and be subject to all the same restrictions as upon the President. The Vice President shall also perform other duties as from time to time may be assigned to him or her by the President.

5.06 Secretary

The Secretary shall keep the minutes of all proceedings of the Board of Directors and make a proper record of same, which shall be attested by the Secretary. The Secretary shall keep such books as may be required by the Board of Directors, and shall perform such other duties as may be required by the Board of Directors. The Secretary shall cause notices to be posted of all Board meetings in accordance with the Texas Open Meetings Act.

5.07 Treasurer

The Treasurer shall have charge and custody of and be responsible for all funds and securities of the Corporation. The Treasurer shall receive and give receipt for money due and payable to the Corporation from any source whatsoever, and shall deposit all such moneys in the name of the Corporation in such bank, trust corporation, and/or other depositories as shall be specified in accordance with Section VII of these Bylaws. The treasurer shall, in general, perform all the duties incident to that office, and other such duties as from time to time may be assigned to him by the President or the Board.

5.08 Assistant Secretaries and Assistant Treasurers

The Assistant Secretaries and Assistant Treasurers, if any, shall in general, perform such duties as may be assigned to them by the Secretary or the Treasurer, or by the President or the Board of Directors.

5.09 Contracts for Service

The Corporation may, with approval of the City Council, contract with any qualified and appropriate person, association, corporation or governmental entity to perform and discharge designated tasks which will aid or assist the Board in the performance of its duties. However, no such contract shall ever be approved or entered into which seeks or attempts to divest the Board of Directors of its discretion and policy-making functions in discharging the duties herein above set forth in this section.

SECTION VI COMMITTEES

The Board may determine from time to time that committees are necessary or appropriate to assist the Board of Directors, and shall designate, subject to Board approval, the members of the respective committees. No such committee shall have independent authority to act for or in the stead of the Board.

SECTION VII FINANCIAL ADMINISTRATION

The Corporation may contract with the City for financial and accounting services. The Corporation's financing and accounting records shall be maintained according to the following guidelines.

7.01 Fiscal Year

The fiscal year of the Corporation shall begin on October 1 and end on September 30 of the following year.

7.02 Budget

The Board of Directors shall cause to be prepared, and shall submit to the City Council of the City of Universal City, a budget for the forthcoming fiscal year, and in accordance with the annual budget preparation schedule as set forth by the City Manager. The budget shall be submitted to the City Manager for inclusion in the annual budget presentation to the City Council for approval. The budget proposed for adoption shall include the projected operating expenses, and such other budgetary information as shall be useful to or appropriate for the Board of Directors and the City Council. No budget amendments shall become effective without City Council approval. No expenditures of funds shall be made by any officer, employee or agent of the Corporation unless such expenditure is provided for in the budget of the Corporation which has been approved by the City Council.

7.03 Contracts

As provided in Section V above, the President and Secretary shall execute any contracts or other instruments which the Board has approved and authorized to be executed, provided, however, that the Board may by appropriate resolution, authorize any other officer or officers or any other agent or agents to enter into contracts or execute and deliver any instrument in the name and on behalf of the Board, provided, however, that no such power of attorney may be granted unless an appropriate resolution of the Board authorizes the same to be done.

7.04 Checks and Drafts

All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Corporation shall be signed by at least two bonded individuals.

7.05 Deposits

All funds of the Corporation shall be deposited on a regular basis to the credit of the Corporation in a local bank which shall be federally insured and shall be selected following procedures and requirements for selecting a depository as set forth in Chapter 105 of the Texas Local Government Code. However, the Board's choice of depository shall be subject to approval of the City Council.

7.06 Gifts

The Board may accept on behalf of the Corporation any contribution, gift, bequest, or devise for the general purpose or for any special purposes of the Corporation.

7.07 Purchasing

All purchases made and contracts executed by the Corporation shall be made in accordance with the requirements of the Texas Constitution and statutes of the State of Texas and ordinances of the City of Universal City.

7.08 Investments

Temporary and idle funds which are not needed for immediate obligations of the Corporation shall be maintained on deposit in the Corporation's depository, or may be invested in any other legal manner with the approval of the City Council.

7.09 Bonds

Any bonds issued by the Corporation shall be in accordance with the statute governing this corporation, but in any event, no bonds shall be issued without approval of the City Council, City of Universal City, after review and comment by the City's bond counsel and financial advisor.

SECTION VIII RECORD KEEPING AND AUDITING PROCEDURES

The Corporation shall keep correct and complete books and records of all actions of the Corporation, including books and records of account and the minutes of meetings of the Board of Directors. All books and records of the Corporation may be inspected by any director of the Corporation or his agent or attorney at any reasonable time; and any information which may be designated as public information by law shall be open to the public inspection at any reasonable time. The Texas Open Records Act and Open Meetings Act shall apply to disclosure of public information. The Board of Directors shall provide for an annual financial audit to be performed by a competent independent audit firm. The Corporation may contract with the auditing firm retained by the City of Universal City to perform the audit required by this section.

SECTION IX AMENDMENTS TO BYLAWS

These bylaws may be amended or repealed and new bylaws may be adopted by an affirmative vote of four (4) of the authorized Directors serving on the Board, at a meeting of the Directors held for such specific purpose, and the notice requirements stated hereinabove regarding special meetings shall apply. The Directors of the Corporation present at an annual meeting of the Board may, by a vote of three (3), in accord with the requirements of Article IV hereinabove, amend or repeal and institute new bylaws, provided that at least ten (10) days prior to the annual meeting, written notice setting forth the proposed action shall have been given to the Directors, and public notice regarding such action given according to the requirements of the Texas Open Meetings Act.

No amendment to these bylaws shall become effective without City Council approval.

SECTION X DISSOLUTION

On petition of ten (10) percent or more of the registered voters of the City of Universal City requesting an election on the dissolution of the Corporation, the City Council shall order an election on the issue. The election must be conducted according to the applicable provision of the Election Code. The ballot for the election shall be printed to provide for voting for or against the proposition:

"Dissolution of the Universal City Industrial Development Corporation of the City of Universal City, Texas."

If a majority of voters voting on the issue approve the dissolution, the Corporation shall continue operations only as necessary to pay the principal of and interest on its bonds and to meet obligations incurred before the date of the election and, to the extent practicable, shall dispose of its assets and apply the proceeds to satisfy those obligations. When the last of the obligations is satisfied, any remaining assets of the Corporation shall be transferred to the City and the Corporation is dissolved.

SECTION XI INDEMNITY

The board of directors shall authorize the Corporation to pay or reimburse any current or former director or officer of the Corporation for any costs, expenses, fines, settlements, judgements, and other amounts, actually and reasonably incurred by such person in any action, suit, or proceeding to which he or she is made a party by reason of holding such position as officer or director; provided, however, that such officer or director shall not receive such indemnification if he be finally adjudicated in such instance to be liable for gross negligence or intentional misconduct in office. The indemnification herein provided shall also extend to good faith expenditures incurred in anticipation of, or preparation for, threatened or proposed litigation. The Board of Directors may, in proper cases, extend the indemnification to cover the good faith settlement of any such action, suit or proceedings, whether formally instituted or not.

Furthermore, as set out in VACS, Article 5190.6, Section 4B, the corporation, a director of the corporation, the city creating the corporation, a member of the governing body of the City, or an employee of the corporation or city is not liable for damages arising from the performance of a governmental function of the Corporation or City. For the purposes of Chapter 101, Civil Practice and Remedies Code, the corporation is a governmental unit and its actions are governmental functions.

Corporation further agrees that it shall at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of its officers, agents, employees, licensees, invitees, and other persons, as well as their property, while in the vicinity where activities are being performed. It is expressly understood and agreed that the City of Universal City shall not be liable or responsible for the negligence of corporation including, but not limited to, its officers, agents, employees, licensees, invitees, and other persons.

Recommended for approval by the Universal City Industrial Development Board of Directors:

Date: 31 MAY 1996

President's Signature: J. Becken

Approved and adopted at a meeting of the City Council held on

June 4, 1996

Wesley D. Becken
Wesley D. Becken
Mayor

ATTEST:

Alene Patton
Alene Patton
City Clerk

TO: EDC

FROM: Michael Cassata, Assistant City Manager

DATE: 4 August 2026

SUBJECT: Storefront Improvement Program–Craftpudding—216 Pat Booker Rd, Suite 216

Magda Kussel, owner of Craftpudding at 216 Pat Booker Road, Suite 216, is planning on making the following improvements to the storefront exterior and is requesting financial assistance from the EDC:

- Pressure wash and surface preparation of the exterior facade.
- Caulk, prime, and repaint the front stucco facade.
- Repaint the front architectural trim, decorative roofline accents, and window trim.
- Replace existing temporary banner with a new illuminated cabinet sign.

Three quotes have been provided for the front façade painting and trim work as detailed below. The owner would like to move forward with CertaPro Painters for a total cost of \$2,982.50.

PAINTING & TRIM WORK

CONTRACTOR	COST
CertaPro Painters	\$2,982.50
Housecall Pro	\$1,988.22
Art Vandelay Painting	\$1,755.00

Three quotes have been provided for the wall sign replacement as detailed below. The owner would like to move forward with Image Master Custom Signs for a total cost of \$2,369.34.

SIGN REPLACEMENT

CONTRACTOR	COST
Image Master Custom Signs	\$2,369.34
Signtek	\$2,280.75
Signarama	\$1,003.48

The **grand total** for both projects combined (painting/trim work and signs) comes to **\$5,351.84**.

The related application and performance agreement are attached.

Note that future customer-facing exterior improvements to the side and back of the property may be considered separately as Phase 2 following further coordination with the City of Universal City and the UCEDC.

Also note that the UCEDC owns the property at 216 Pat Booker Road.

July 31, 2026

**Universal City Economic Development Corporation
c/o Michael Cassata, Director of Economic Development and UCEDC Board
Universal City, Texas**

Re: Craftpudding Storefront Revitalization Project - Phase 1

Dear members of the Universal City Economic Development Corporation,

Thank you for the opportunity to apply for the Universal City Storefront Improvement Program.

My Name is Magda Kussel, and I am the owner of Craftpudding, a veteran and locally owned specialty gift, stationery, and handmade retail shop located at 216 Pat Booker Road, suite 216 in Universal City.

Craftpudding is a small independent neighborhood shop offering stationery, gifts, handmade goods, collectibles, and creative experiences for families, students, artists, and visitors throughout Universal City and the surrounding communities.

Enclosed is my application for Phase 1 of the Craftpudding Storefront Revitalization Project, which focuses on improving the front customer facing facade of the business. The proposed improvements include repainting the storefront, restoring the architectural details, and replacing the existing temporary banner with a professionally manufactured permanent illuminated storefront sign.

My goal is to create a storefront that reflects the quality and character of the business while contributing to the appearance of the Pat Booker Road commercial corridor. I believe these improvements will provide a more welcoming experience for customers, strengthen the visual identity of the business, and support continued investment in Universal City's commercial district.

I have intentionally limited this application to the front facade as Phase 1. Additional customer facing exterior improvements may be considered in the future Phase 2 project after further coordination with the City and the UCEDC.

Included with this application are:

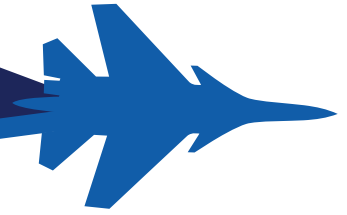
- Completed Application
- Project Description
- Existing storefront photographs
- Concept rendering of the proposed improvements.
- Painting contractor estimates
- Sign contractor estimates
- Preferred contractor selections

Thank you for your consideration and for supporting small business in Universal City. I look forward to the opportunity to complete this project.

Respectfully,

Magda Kussel
Owner, Craftpudding
216 Pat Booker Road
Suite 216
Universal City, TX 78148
Phone: (210) 792-4896
Email: craftpudding@gmail.com

APPLICATION



PARTICIPANT

Name: Magda Kussel

Building Owner (s)

Tenant

Magda Kussel

Daytime Phone # (210) 792-4896

Email craftpudding@gmail.com

Business Name Felicitas Diversified LLC DBA Craftpudding

Business/Building Address 216 Pat Booker Road Ste 216, Universal City TX, 78148

Is the building owner interested in making improvements?

☒ Yes ☐ No

BUILDING OWNER

Name _____

(if partnership, corporation, etc, list each officer name and title)

Address _____

Daytime Phone # _____

Does building owner have a business in the building? ☐ Yes ☐ No

If yes, what is the business name? _____

OTHER BUSINESSES IN BUILDING

Please list other businesses in building and check those interested in participating in the Storefront Improvement Program:

Name of Business

Name of Owner

PROJECT DESCRIPTION

Please describe the improvements you will complete as specifically as possible. If available, provide an illustration of the work to be completed or sample materials to be used. Attach a separate page if more room is needed. Attach contractor's bids.

See attached Project Description Page.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

What is your estimated TOTAL PROJECT COST to complete all of the work specified above?

\$ 5,351.84

What is your estimated TOTAL INVESTMENT if more than project cost?

\$ 6,000

PROJECT TIME FRAME

Estimated start date September 2026

Estimated completion date October 2026

Signatures

I have read and agree to the terms and conditions set forth above. I understand that my project will be evaluated and recommendations made as to the scope of work to be included in the Storefront Improvement Program. I understand that the submittal of this application in no way guarantees me a grant from the Universal City Industrial Development Corporation. I understand that additional information may be requested as needed. The Universal City Industrial Development Corporation reserves the right to reject any and all applications at its sole discretion.

If property is owned by a corporation, partnership, or joint venture, an individual legally authorized to represent the entity must sign below on behalf of the entity.

	31/07/2026		
Signature of Applicant	Date	Signature of Building Owner	Date
Signature of Applicant	Date	Building Owner	Title

Checklist

- ☐ Attend Pre-Application Meeting with City Staff
- ☐ Complete Storefront Improvement Program Application
- ☐ Submit an Outline and/or Illustration of Proposed Improvements
- ☐ Submit 3 bids / quotes for project scope
- ☐ Property Owners: Show Certificate of Ownership
- ☐ Or Tenants: Obtain Property Owner's Letter of Authorization
- ☐ Proof of Insurance (Contractor's responsibility when permits are obtained)
- ☐ Proof of Contractor's License (Contractor's responsibility when permits are obtained)
- ☐ Provide Two 4 x 6 Photos of existing storefront or building interior

Return the completed application, attachments, photos, and related materials to:

Universal City Economic Development Corporation
Attn: UCEDC Storefront Improvement Program
2150 Universal City Blvd
Universal City, TX 78148

Project Description

Craftpudding Storefront Revitalization project Phase - 1

The proposed Phase 1 storefront improvements include:

- Pressure washing and surface preparation of the exterior facade.
- Preparation, repair (as needed), caulking, priming, and repainting of the front stucco facade.
- Preparation, repair (as needed), and repainting of the front architectural trim, decorative roofline accents, window trim, and customer facing exterior details.
- Preparation and repainting of the customer entrance and front exterior surfaces included in the selected painting contractor's proposal.
- Removal of the existing temporary banner from the existing sign cabinet.
- Fabrication and installation of a new professionally manufactured illuminated storefront sign utilizing the existing sign cabinet.
- Replacement and upgrade of the existing sign lighting with energy efficient LED lighting, as included in the selected contractor's proposal.
- Permit acquisition, fabrication, installation, and final cleanup associated with the new storefront sign.

This application is limited to improvements to the front customer facing facade as Phase 1.

Future customer facing exterior improvements to the side and back of the property may be considered separately as Phase 2 following further coordination with the City of Universal City and the UCEDC.

Preferred Contractor Summary

Painting Contractor

CertaPro Painters of NE & NW San Antonio

Reason for Selection:

- Comprehensive preparation and repair scope.
- Detailed commercial proposal.
- Includes minor wood repairs, caulking, and surface preparation.
- Experienced commercial project management.
- Strong workmanship warranty.

Sign Contractor

Image Master Custom Signs

Reason for Selection:

- Complete refurbishment of the existing sign cabinet.
- New professionally fabricated sign face.
- LED lighting upgrade.
- Permit Assistance.
- Scope best aligns with the long term vision for the storefront.

CONCEPT



**CURRENT STOREFRONT
PHOTOGRAPHS**













RESIDENTIAL | COMMERCIAL | INTERIOR | EXTERIOR

VETERAN & FAMILY OWNED AND OPERATED FRANCHISE

Why Clients Trust CertaPro Painters of NE & NW San Antonio

Locally owned and proudly based in San Antonio, we serve businesses across NE & NW San Antonio and surrounding suburbs and towns—bringing national standards with a local, relationship-first approach.

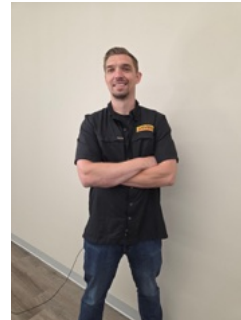
- ✓ Accurate project estimating and strategic planning
 - ✓ OSHA-trained production leadership
 - ✓ Certified lift operation for high-access work
- ✓ Clear, professional communication from proposal through completion
 - ✓ Organized invoicing, insurance, and documentation
 - ✓ Active leadership involvement on every project
- ✓ Professional color renderings available upon request



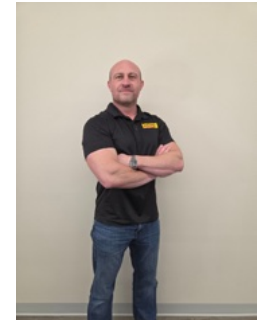
Bert Soto
Business Development
& Sales



Angelo Nicola
Partner & Commercial
Sales Manager



Spencer Serra
Production Manager



Anthony Nicola
Partner & Director of
Operations

Bert focuses on building strong partnerships with property managers and ownership groups, ensuring clear communication throughout every project.

Angelo oversees estimating to ensure proposals are accurate and well planned from the start.

Spencer, our OSHA-30 and boom lift certified Production Manager, develops project plans and oversees field operations to ensure work is completed safely and efficiently.

Anthony manages invoicing, insurance, and project documentation to keep every project organized and compliant from start to finish.

Our Commitment

We believe great painting projects come from preparation, communication, and accountability. Our team is committed to delivering professional results and a smooth experience from the first conversation through final completion.

JOB SITE

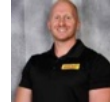
Craftpudding - Exterior Facade

216 Pat Booker Rd, suite 216
Universal City, TX 78148
(210) 792-4896
craftpudding@gmail.com

PREPARED BY

Angelo Nicola

Partner & Commercial Sales Manager
(210) 906-3948
angelonicola@certapro.com



CLIENT

Craftpudding

216 Pat Booker Rd
suite 216
Universal City, TX 78148

(210) 792-4896
craftpudding@gmail.com

CLIENT CONTACTS

Magda Kussel
M: (210) 792-4896
E: craftpudding@gmail.com
216 Pat Booker Rd
suite 216
Universal City, TX 78148

THE CERTAINTY PLEDGE®

Schedule & Routine

- Magda Kussel will be our main point of contact for this project.
- This project is priced to be completed during normal business hours.

Site

- We can park in the parking lot.
- There is access to water on site.

PRICING:

Craftpudding - Front	\$2,755.20
Subtotal:	\$2,755.20
Tax	\$227.30
Total:	\$2,982.50

OPTIONAL WORK

The following items are **NOT INCLUDED** in your project but may be added for the additional cost listed below.

Item	Description	Price
Fascia - Right Side		\$500.00

GENERAL SCOPE OF WORK

Project Summary

This project is part of the Universal City's EDC grant program and is intended to improve the appearance of the storefront, increase curb appeal, and create a more inviting look for customers. In addition to enhancing the property's appearance, the new coating system will help protect the building from normal weathering and extend the life of the exterior surfaces.

Scope of Work

- Preparation as outlined below.
- Replace all rotten window trim.
- Caulk and seal gaps and cracks using Sherwin Williams Loxon S1.
- Repair damaged decorative fascia trim using Bondo.

- Repaint the exterior using the approved new color scheme.
- Main body will be painted a shade of pale yellow.
- Fascia trim will be painted a shade of pink.
- Window trim will be painted a shade of blue/turquoise.

Option - Not Included in Total Price

- Paint the fascia on the right side of the building in the new approved pink color to match the updated color scheme. This work is optional and is not included in the total project price.

SURFACE PREPARATION

POWER WASHING

A pressure washer will be used to thoroughly clean all exterior surfaces to be painted. In cases of significant mold/mildew, a mild, ECO friendly detergent will be used. The pressure washer is also a great tool for lifting loose and peeling paint.

SCRAPING

Using a 5-in-one tool or wire brush, we will scrape paint that is flaking or located in areas that the washer didn't reach.

MASKING

Light fixtures, door hardware, windows, etc. will be taped and covered with plastic. A paint shield will be used at all times when using the airless sprayer to prevent overspray.

CAULKING

We will caulk where the previous caulk has failed. If an area was not previously caulked, we will not caulk it unless specifically mentioned in the Special Notes above.

NON ROUTINE SURFACE PREPARATION

While preparing the surface for painting, certain conditions may be discovered that would create unfavorable conditions to be painted (examples, not to be limited to: rotten wood, excessive water damage, cracked stucco, broken siding, etc.). These items will be brought to your attention with courses of action to correct them. In these instances, additional charges will be incurred for time and material to make the surface suitable for painting by use of the official Change Form.

SET-UP

CUSTOMER TO:

Ensure employees/tenants are aware of the painting schedule prior to our arrival , Provide access to an electrical outlet and water spigot , Provide clear access to all areas of the project

CERTAPRO WILL COVER & PROTECT

Hardware , Items Not to be Painted , Light Fixtures , Walkways

CLEAN UP

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference.

Upon Completion: All tools, supplies & equipment will be removed from the property. If there is leftover paint, we will leave leftover paint for your future use.

PROPOSAL AND COLOR SPECIFICATIONS

Surface/Item	Product	Paint / Primer Coats	Color
Craftpudding - Front			
Siding - Tilt Wall	Solo-Acrylic-Eg-Shel	2 / 0	See Project Summary
Fascia	Solo-Acrylic-Eg-Shel	2 / 0	See Project Summary
Window Frame(s)	Solo-Acrylic-Eg-Shel	2 / 0	See Project Summary
Wash			
Trim Replacement	Services-Other-Not Applicable	GC / 0	

ADDENDUM - ALL PICTURES



Actual Photo



Inspiration Photo

NOTES

CertaPro Painters will:

- Deliver the project on time and within budget
- Minimize disruption to your daily operations
- Maintain consistent, daily communication throughout the project
- Remain available to present and discuss the proposal with all key decision-makers

About us:

- We are a veteran- and family-owned business proudly serving our community with professional painting services since 2011.
- Our team collaborates closely with property managers, facility managers, and building owners to deliver tailored solutions that enhance and protect their assets.
- We are committed to setting the industry standard for customer service and craftsmanship in the commercial real estate sector.
- We welcome the opportunity to partner with you on this project and look forward to delivering exceptional results.

Standard Payment Terms. (open to discuss alternate terms based on your needs)

30% deposit due prior to commencement of the project (when applicable)

70% due net 30 upon receipt of final invoice

Please let us know if these payment terms work for you

PROPOSAL - This proposal is valid for 60 days after it was written. In addition, CertaPro Painters should be informed of your intention to have the work done and receive a signed copy of the proposal before work is to be started.

COLOR SELECTION

Please select a SHERWIN WILLIAMS paint color. This will give us the best chance to put the color selected into the products listed above.

If you are choosing to have a color formulated to match an existing sample, we cannot ensure 100% accuracy. Though very accurate, we cannot guarantee an exact color match as there are many factors including sample size, wear and fading, and mechanical error. Additionally, even when a color code is provided, colors can vary slightly from one batch to another. CertaPro is not responsible for discrepancies in color. Please address color concerns with the paint store.

*If choosing a color like white, yellow, red, burgundy, or bright blue a third coat or priming may be required. Additional labor and supplies will be added to the contract if not already specified in the Special Notes. *

OVERHEAD DOORS

The overhead doors will be painted while the garage door is shut in the down position. The gap between the panels and the edge behind the weather strip will not be painted. When painted, these areas will stick and cause mechanical issues with the door.

ADDITIONAL NOTES

GUARANTEED COVERAGE:

Above, under "Paint/Primer Coats", is the abbreviation "GC". This stands for Guaranteed Coverage and refers to the application of the paint to the substrates. Our team will apply the paint in sufficient amounts to meet the correct thickness recommended by the paint manufacturer and ensure there is zero bleed-through of the previous color.

PHOTOGRAPHY RELEASE:

By signing this proposal, you grant CertaPro the right to take and use photographs of your property. CertaPro is authorized to copyright, use, and publish the same in print and/or electronically in any medium. CertaPro may use such photographs to be used for any lawful purpose, including for example such purposes as publicity, illustration, advertising, and web content.

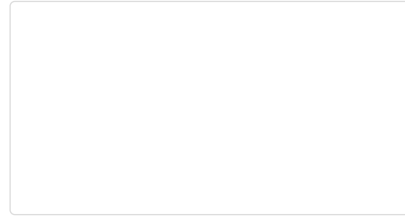
SIGNATURES



06/26/2026

CertaPro Painters Authorized Signature

Date



Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

PROPERTY PHOTO AND VIDEO RELEASE

☒ By checking this box, I consent to CertaPro and its agents taking photographs and videos of the property identified in the Proposal and using that content for marketing and advertising purposes. I represent that I have authority to grant this consent, either on my own behalf or on behalf of the property owner.

PAYMENT DETAILS

Payment is due: In full upon job completion

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **CertaPro of NE and NW San Antonio**

DATE OF TRANSACTION _____

NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

LIMITED TWO YEAR WARRANTY

× Option details

Financing available

Paint Front of Business

\$1,988.22 total or as low as

\$90.74 / month*

Services

Approve



Exterior Painting

Scope of Work:

Prep and paint:

1. Business façade including front facing stucco and window frames. Stucco will be cream white.
2. Convert red accent trim to blue to match window frames.
3. Remove easily peeled paint, caulk seams of window frames.
4. Paint sign box brown (customer will provide color sample) or black.

Exclusions: foundation, carpentry, wood replacement, metal door, siding, fascia/soffit.

Process:

- Pressure wash areas to be painted.
- Caulk cracks and joints
- Use High Grade Caulking from Sherwin Williams.
- Scrape, sand, and spot prime as needed.
- Cover and mask areas not being painted.
- Paint listed exterior areas.
- Use Sherwin Williams Paint.
- Clean up the job site and remove all trash and debris.

Materials



Sherwin Williams - SW SuperPaint Exterior Acrylic Latex

Retail Price: \$80.49

Formulated with Advanced Resin Technology for outstanding adhesion, hide and color retention.

Outstanding coverage and durability.

Provides a dirt-resistant and mildew-resistant coating.

Low temperature application down to 35°F.

Backed by a lifetime limited warranty.

Available in flat, satin and semigloss.

Peel-Bond Primer



Prep - Materials - Ext Prep Materials

Painters tape, caulking, plastic, cleaners, trash bags, and rags are needed for the project.

Subtotal	\$1,988.22
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Tax	\$0.00
-----	--------

Taxes	
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Total	\$1,988.22
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or monthly payments as low as	\$90.74 / month
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Prequalification process not started

Prequalify to find out how much you can borrow within minutes and pay as low as \$90.74 / month*. Your credit score will not be affected. 

Prequalify for financing

Proposal #3054308

Magda Kussel
craftpudding@gmail.com
(210) 792-4896
216 Pat Booker Rd Ste 216
Universal City, TX 78148



Proposal # 3054308
Proposal Date 7/6/2026
Proposal Amount \$1,755.00
Job Address 216 Pat Booker Rd Ste 216
Universal City, TX 78148

Art Vandelay Painting
San Antonio, Texas
San Antonio, Texas 78247
Phone: (210) 940-0055

Line Items

Product / Service	Quantity	Price	Subtotal	Tax	Total
Exterior Partial - Brick Wall Repaint	1.00	\$1,755.00 / Ea	\$1,755.00	\$0.00	\$1,755.00

Scope of Work: Preparation:

- Pressure wash brick wall and trim areas
- Scrape and sand any loose or peeling paint
- Caulk gaps and cracks around windows and trim
- Spot prime bare or repaired areas
- Mask windows, logo, and surrounding surfaces for protection

Painting:

- Brick wall, main body: Sherwin-Williams Duration Exterior Satin
- Accent color (logo box, upper flashing, window trim and caulking): Sherwin-Williams Duration Exterior Satin
- Any metal surfaces are most likely already coated with a standard exterior paint, which is what we'll use. We'll assess on site, and if direct-to-metal paint is needed instead, we'll use that.

Materials:

- Duration Exterior Satin, main color, 6 gallons @ \$70/gal: \$420
- Duration Exterior Satin, accent color, 1 gallon @ \$70/gal: \$70
- Sundries: \$115

Materials Total: \$605

Warranty: Standard workmanship warranty. Covers missed workmanship only.

Subtotal \$1,755.00
Tax \$0.00

Total \$1,755.00

Proposal Summary

Line Item Total \$1,755.00

Proposal Total **\$1,755.00**

Note

General Notes & Terms

Project Overview

Estimated Duration: 1-2 business days

Paint Allowance: Quoted paint quantities will not be exceeded. Any unused paint is non-refundable and will be left onsite for future touch-ups. Our Sherwin-Williams discount is applied to reduce material costs.

Scope & Existing Conditions

All work will be completed based on the agreed scope outlined in this proposal. Any work not explicitly listed is excluded.

Existing surface conditions — including prior coatings, repairs, wear, previous paint failures, moisture damage, rot, or environmental exposure — may affect final appearance and are not covered under warranty. While proper preparation and materials are used, certain imperfections inherent to existing surfaces may remain visible after completion.

Additional work outside the original scope will be reviewed and approved in writing prior to proceeding and will be billed separately.

Color Selection & Changes

Final color selections must be confirmed in writing prior to the start of work. Art Vandelay Painting is not responsible for color outcomes resulting from client-approved selections.

Pricing includes standard color allowances. Color changes requested after work has begun may result in additional charges due to increased labor, materials, and setup. A change order will be issued before proceeding.

Repairs

Repairs are based on visible conditions at the time of estimate. Additional repairs identified during preparation will be communicated to the client and addressed only upon written or documented approval.

Minor repairs improve surface appearance but may not fully restore original condition, particularly in areas with heavy deterioration, prior water damage, or structural issues. Repair work does not carry the same warranty as painted surfaces and is subject to the limitations of existing conditions.

Furniture, Personal Property & Access

The client is responsible for clearing work areas of furniture, personal items, and valuables prior to the start of work.

Art Vandelay Painting is a painting contractor, not a moving company. While our crew may assist in moving lightweight items as a courtesy, we assume no liability for damage to furniture, fixtures, flooring, personal property, or any item moved or left within the work area. Fragile, valuable, or oversized items should be removed by the client prior to our arrival.

Clients are responsible for providing clear, safe, and unobstructed access to all work areas. Delays caused by inaccessible areas may affect scheduling and require payment for time and materials already committed.

Scheduling & Delays

Project timelines are estimates and may be affected by weather, site conditions, material availability, or unforeseen circumstances. Art Vandelay Painting will communicate any changes as early as possible.

Client-requested delays may require adjustments to scheduling and payment structure. Work may be paused if site conditions are not suitable for proper application or crew safety.

Payment Schedule

- Projects under 3 days: 50% deposit due before work begins, 50% due upon completion
- Projects 3 days or more: 40% deposit due before work begins, 50% at project midpoint, 10% due upon completion

Final payment is due upon completion following walkthrough or documented photo completion, unless otherwise agreed in writing prior to the start of work.

Payment for Completed Work

Payment is required for all work completed, regardless of project delays, pauses, or client-initiated scope changes. If a project is paused or delayed at the client's request, payment for all completed work to date is due before rescheduling.



3700 Fredericksburg Road
Suite 118
San Antonio, TX 78201
(855) 659-6500

Email: craftpudding@gmail.com
Work Phone: (210) 792-4896

"because your image matters most."
www.imcsigns.com

INVOICE

INV-2004

Payment Terms: Prepay

DESCRIPTION: Existing Cabinet Relamp and Reface

Bill To: Walk-in - Main Location

3700 Fredericksburg Road
Suite 118
San Antonio, TX 78201
US

216 Pat Booker Rd
Ste 216
Universal City, TX 78148
US

Ordered By: Magda Kussel

PRODUCTS QTY UNIT PRICE TAXABLE TOTALS 1. 96" x 36" Exterior Cabinet Replacement Face 1 \$587.88

\$587.88 \$587.88 .177 White Acrylic panel

Printed translucent face and UV-resistant overlamine

"Craft Pudding"

"handmade • kawaii • stationery"

2. Outdoor Cabinet LED Retrofit Components 1 \$335.40 \$335.40 \$335.40 7500K IP66 LED Modules; IP67 150W Power Supply

Estimate based on photographic analysis; differences in size or scope may occur based on actual conditions which will alter the labor and materials required and require an adjustment to pricing.

3. Installation 1 \$695.48 \$695.48 \$695.48 Connecting to existing cabinet power.

4. File Prep 1 \$65.00 \$65.00 \$65.00 5. Art 1 \$0.00 \$0.00 \$0.00 Basic Layout only. Client to provide incorporated art elements as digital 'vector' files.

6. Removal - Existing banner 1 \$38.88 \$38.88 \$38.88 7. Permitting Assistance, Non-Electric 1 \$215.00 \$215.00 \$215.00 Permit for replacement graphics on existing sign fixture.

Jurisdiction may require changes to design, components, or structure that alters project costs and incurs additional permitting and/or project charges.

8. Permitting Assistance, Out-of-Town Add-On 1 \$124.00 \$124.00 \$124.00 9. Municipal Permit Fee(s) Reimbursement 1 \$0.00 \$0.00 \$0.00 TBD

10. Summer Season Outdoor Surcharge, June - Sept Installs 1 \$127.12 \$127.12 \$127.12 Additional btn 6/1 and 9/21. Exterior projects are limited to morning hours not exceeding 11:30am and will be scheduled accordingly.

11. Card Processing Fee 1 \$0.00 \$0.00 \$0.00 Generated On: 7/7/2026 5:41 PM Page 1 of 4

A 3.5% Card Processing Fee is applied to all Card Payments

Subtotal: \$2,188.76

- Logo art must be provided in a commonly used, scalable "vector" format. - Image Master Custom Signs is not responsible for the

quality, effectiveness, safety, or permissibility of any existing fixture not provided and installed by Image Master Custom Signs. Weather, exposure, temperature, impacts, abrasion, expansion and other environmental and mechanical conditions directly affect the performance of all products and fasteners; Image Master Custom Signs is neither certifying, inspecting, nor remedying any of these risks.

- All products are professionally produced and manufactured using the materials as indicated. Materials have varying useful lives which depend on numerous environmental conditions; products should be expected to live up to reasonable environmental expectations of the materials employed. Custom fabrication often involves handcrafting steps and minor imperfections should be expected as part of the fabrication process and are considered a normal aspect of a finished custom product and not a defect in workmanship. Image Master Custom Signs guarantees its work will be free of defect in workmanship and employ the materials correctly and as specified.

- Customer is solely responsible for contacting its municipality and property owner regarding permit and other legal requirements. While Image Master Custom Signs may identify installations where a municipal permit is required, order acceptance does not imply any legal advice nor indemnification by Image Master Custom Signs regarding permit or other legal requirements. - Image Master Custom Signs is not responsible for the condition of any existing fixture or structure, is providing no engineering analysis nor certification of suitability or integrity unless specifically listed in writing herein.

Customer certifies that existing structure is suitable for the purpose for which it has already been employed and will hold harmless Image Master Custom Signs for any existing structure and for the use of the existing structure to support loads for which it was originally intended including but not limited to supporting replacement and repaired cosmetic elements provided by Image Master Custom Signs that reasonably do not interfere with the integrity of the existing structure.

- Customers will be provided a proof for approval of specific art, design, and materials unless otherwise specified in the order. All proofs provided electronically contain color reference information; customer is responsible for proper evaluation of proofs. If indicated, material seams may or may not be represented in proofs but should be expected to be visible in final product; if needed please request identification of seam locations. If needed, color calibrated hardcopies are available at an additional charge.

- Direction, intent, location, and specifications provided by customer will be considered final unless explicitly updated by customer and confirmed in writing by Image Master Custom Signs. Changes included in correspondence or conversations without explicit request for those changes and corresponding confirmation in writing may be ignored and any costs to remedy the lack of such changes or liability for failing to include such changes will be entirely the responsibility of customer. Image Master Custom Signs may include requested changes in good faith and will not be responsible for costs stemming from the inclusion of or omission of changes found in correspondence but not confirmed in writing.

- Once ordered, costs are incurred for custom design and/or fabrication as needed and without further customer approval. Changes to the design or scope will be recorded on a Change Order and approved by both client and Image Master Custom Signs, including approval of any additional fees. Any cancellation must be in writing and Customer is financially responsible for the full finished price of any specific goods for which any materials have been ordered, or work completed, prior to cancellation. Customer-induced delays totaling in excess of

Taxable Amount: \$2,188.76 Taxes: \$180.58

Total: \$2,369.34

Amount Paid: \$0.00 *Deposit Required: \$1,184.67*



16380 N. Evans Rd Ste 2, Selma, TX 78154
210.946.5511 billing@signtek.com

Date	7/30/2026
Estimate #	144107
Terms	Net 15
Rep	

ESTIMATE SUBMITTED TO:
Craft Pudding 216 Pat Booker Rd, Universal City, TX 78148

Job Site:
Craft Pudding 216 Pat Booker Rd, Universal City, TX 78148

Description	QTY	Rate	Total
Site Survey to confirm the cut size of the panel, check lighting issues, and see if retainers are intact	1	390.00	390.00
Acquisition of City permits	1	450.00	450.00
The City of Universal City (estimated cost of permit)	1	250.00	250.00
Manufacturing and installation (estimated)	1	1,100.00	1,100.00T
** electrical lighting parts and retainers (if missing) will be quoted after survey is completed. ** if a full coverage color is required on the tenant panel, pricing will increase - quote is based on a white background with logo 8.25% Sales Tax Rate			
		8.25%	90.75
		Total	\$2,280.75

** Additional charges may apply for unforeseen obstructions behind wall & underground. Any damage that occurs as a result of unforeseen obstructions while drilling shall be repaired by customer at customers expense.

** Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. In failure of which, interest at the rate of 18% per annum shall immediately commence to accrue upon the amount payable hereunder.

All electrical signs manufactured by this company are warranted against defective parts, material and workmanship with the exception of incandescent and fluorescent lamps, for a period of 90 days from the date of installation. For the next 275 days after the expiration of the 90 day period, any defective parts and materials with the exception of lamps will be replaced at no cost to the buyer for such parts and materials. However the cost of labor for installing such parts and materials will be charged at normal hourly rates.

50% DEPOSIT REQUIRED TO BEGIN WORK WITH THE BALANCE DUE AT TIME OF INSTALLATION. THE PROPOSAL MAYBE WITHDRAWN IF NOT ACCEPTED AND RETURNED TO SIGNTEK WITH DEPOSIT WITHIN 7 DAYS.

Customer Approval: _____ Date: _____



Magda Magda (CR004)
 Craftpudding (CR004)
 216 Pat Booker Rd.
 Universal Ciy, TX 78148
 T: 210-792-4896
 E: craftpudding@gmail.com

Kevin O'Donnell
 Fully Promoted Schertz TX
 17361 Bell North Dr.
 Ste. 105
 Schertz
 TX
 78154
 T: (210) 655-6300
 E: schertz1@signarama-schertz.com

Project #11148
Quote Q9060 Valid for 30 Days

Quotation
 07/02/2026

Please add some products to this document.

Additional Costs

Details	Quantity	Unit Price	Total Unit Price
White polycarbonate .150" d x 36" h x 96" w - Digital Print Translucent Vinyl with UV Laminate - Crosspoint Logo	1	\$525.00	\$525.00
Removal and Installation - Remove Breakdown and discard one original sign - Installation One Sign	1	\$350.00	\$350.00
Setup Charge (Estimated) - Art Review and Equipment - To include Digital Proofs e-mailed to client	1	\$25.00	\$25.00
Convenience Fee	3%	\$29.23	\$29.23

Shipping Address

On Premise Sale

Subtotal: \$929.23
Sales Tax: \$74.25
Total Order: \$1,003.48

Terms & Conditions

NOTE Standard Terms & Conditions Apply
Each location is independently owned and operated

RESOLUTION NO. 2026-9
216 Pat Booker Road, Suite 216

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION APPROVING THE PERFORMANCE AGREEMENT WITH FELICITAS DIVERSIFIED LLC (DBA CRAFTPUDDING) FOR AN ECONOMIC DEVELOPMENT INCENTIVE IN EXCHANGE FOR THE IMPROVEMENT OF A COMMERCIAL ZONED PROPERTY LOCATED AT 216 PAT BOOKER ROAD, SUITE 216; AUTHORIZING ALL NECESSARY ACTIONS, INCLUDING EXECUTION OF NECESSARY DOCUMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Universal City Economic Development Corporation (the "Corporation") is a public instrumentality and non-profit economic development corporation duly established and operating under Local Government Code, Chapters 501 and 505, *et seq.*, as amended, known as the Development Corporation Act of 1979 (the "Act"), and is acting with the approval of the governing body of the City of Universal City, Texas (the "City"); and,

WHEREAS, the Board finds, pursuant to Texas Local Government Code Subtitle C1, including Section 505.155, thereto, that improvement of an existing commercial structure is a required and suitable project for the promotion and development of new or expanded commercial enterprises; and

WHEREAS, the Board finds the development of the Project may be best facilitated by entering into a Performance Agreement, as authorized by Texas Local Government Code Section 501.158, and the creation of jobs; and

WHEREAS, the Board finds it to be fair and equitable to reimburse Felicitas Diversified LLC for a portion of the improvement costs after all permits have been closed by the City's Development Services Department; and

WHEREAS, as provided in the Performance Agreement, the economic development incentive shall be reimbursed to the business owner after the renovation project has been completed and all permits closed out.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY INDUSTRIAL DEVELOPMENT CORPORATION THAT:

SECTION 1. The findings set out above are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2. The Performance Agreement, and attachments thereto including but not limited to the Unimproved Property Contract, is hereby approved in substantial form as Attachment "A" attached hereto and incorporated herein by reference for all purposes.

SECTION 3. Leonard Dagg, in his capacity as the Vice President of the Universal City Economic Corporation, is hereby authorized and directed to take actions, including the execution of contracts that are in substantial form as Exhibit "A" and contract and all other agreements, instruments or documents,

reasonably necessary to facilitate the purpose of this Resolution.

SECTION 5. This Resolution is effective upon passage.

DULY RESOLVED AND ADOPTED by the Board of Directors of the Universal City Economic Development Corporation, this 13th day of August 2026.

UNIVERSAL CITY ECONOMIC
DEVELOPMENT CORPORATION

Leonard Dagg, Vice President

ATTEST:

Roland Hinojosa, Corporate Secretary

Motion to Approve:

Regarding Resolution No. 2026-8, I move to approve the Board Resolution approving the Performance Agreement with Felicitas Diversified LLC (DBA Craftpudding) for an economic development incentive related to the project at 216 Pat Booker Road, Suite 216.

PHASE 2 DISCUSSION

Side and back building photos





















TO: EDC

FROM: Michael Cassata, Assistant City Manager

DATE: 4 August 2026

SUBJECT: Storefront Improvement Program–Victory Sports Performance, LLC–11471 E Loop 1604 N

Edward Dahl, owner of Victory Sports Performance, LLC at 11471 E Loop 1604 N, is planning on installing a new wall sign above the entrance. As such, a Storefront Improvement Application has been submitted requesting financial assistance from the EDC.

Three quotes have been provided as detailed below. The owner would like to move forward with First Choice Signs for a total cost of \$15,425.63.

CONTRACTOR	COST
First Choice Signs	\$15,425.63
Fast Signs	\$20,164.42
Keller Custom Signs	\$13,761.50

The related application and performance agreement are attached.

EXISTING WALL SIGN





Option 3 PROPOSED SIGN



THE FIRST CHOICE FOR ALL YOUR
ELECTRICAL AND NON ELECTRICAL SIGNS

13130 Lookout Run,
San Antonio, 78233
Cell: 210-872-1175
Office: 210-281-8888

Email: bobbyprcustomsigns@gmail.com

Date: 7/10/26

Job # 302

Rep: Bobby

Quotation

Client Billing Information

Job Location

Victory Sports Center
Jason Smith
Phone: 210-849-0500

11471 E Loop 1604 N.
Universal City, TX 78148

Specification & Estimates For:

Description			Amount
Manufacture And Install Universal City Channel Letter Sign. "See Attachment" A deposit of \$7,712.82 will be required at signing and the remaining balance of \$7,712.82 due when installation is completed. There is a 3yr warranty on vinyl and all electrical includes LABOR. ☐ Photocell \$150.00 ☐ Timer \$280.00			\$14,250.00

- * Please Make all Checks Payable to **First Choice Signs.**
- * Out of State Taxes Are The Responsibility of the Client
- * An Intial Deposit is Required at Time of Contract Signing
- ☐ The Sign Is Property Of First Choice Signs And Subject To Repossession
Until The Contract Has Been Payed In Full.
- * Primary Electric Service And Connection To The Sign Including:
Timers, Photo cells, Switches And/or Other Controls Required By Local City Ordinances Are To Be
Paid At The Customers Own Expense.

** This Proposal Becomes A Contract Upon Acceptance And Subject To All Terms And Conditions.

Subtotal	\$14,250.00
Sales Tax	\$1,175.63
Permit	Included
Total	\$15,425.63

This Agreement is Accepted & Approved By:

Customer Signature: _____	Sales Account Rep _____	Date: _____
Date: _____	Management Approval _____	Date: _____

Created Date: 7/10/2026

DESCRIPTION: Channel Letters

Bill To: Victory Sports Center
11471 E. Loop 1604 North
Universal City, TX 78148
US

Installed: Victory Sports Center
Jason Smith
11471 E. Loop 1604 North
Universal City, TX 78148
US

Requested By: Jason Smith
Email: jason@smithlegacy.com
Work Phone: (210) 849-0500

Salesperson: Courtney Saver
Email: courtney.saver@fastsigns.com
Work Phone: (210) 655-3278 x 101

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Channel Letters	1	\$16,797.64	\$16,797.64
1.1	Channel Letters - Text: V = 76.5"x72" VICTORY = 204"x27" SPORTS CENTER = 198"x12" • 1 Set(s) of Preformed Front Lit Channel Raceway reading VICTORY SPORTS CENTER W/ LOGO with LED lighting [This estimate is based on our standard stock trim and return colors. If custom paint is required, the estimate will need to be revised accordingly. The quote includes our standard extrusion raceway and our standard stock Arlon vinyl.]			
1.2	Installation - Electrical -			
2	Permit & Acquisitions	1	\$800.00	\$800.00
2.1	City Permit (At Cost) -			
2.2	Permit Acquisition Fee -			
3	Removal	1	\$1,030.00	\$1,030.00
3.1	Installation - Electrical -			

Orders not on account require a down payment before proceeding. Orders cancelled after approval may incur a 50% charge for work performed. Turn-around time is based on the date down payment and final proof approvals are

received. The balance is due upon order completion.

Credit accounts for orders over \$5,000 require a 50% deposit at the time the order is placed. Balance is due according to credit terms. Estimates are valid for 15 days.

Credit/virtual card payments will incur a 3% surcharge. ACH, check, and cash payments do not incur a fee. Approval of this estimate authorizes us to proceed with the project and confirms acceptance of the associated charges.

Subtotal:	\$18,627.64
Taxes:	\$1,536.78
Grand Total:	\$20,164.42
<i>Credit Card Surcharge:</i>	<i>3.00%</i>
<i>Total with Surcharge:</i>	<i>\$20,769.35</i>

Remit Payment to:
MARK 5 Enterprises, Inc.
2897 NE Loop 410, Suite 109
San Antonio, TX 78218

FASTSIGNS Northeast & Downtown are independently owned and operated by MARK 5 Enterprises, Inc. (EIN #27-4021090).

Signature: _____ **Date:** _____



PO Box 690970
San Antonio, TX 78269
Phone # 210-695-8767
www.kellercustomsigns.com

Date 7/16/2026
Job # 40039
Rep MP

*Checks Payable To: Keller Custom Signs & Designs
*50% Deposit Is Required At Time Of Contract Signing
*Final Balance Total Is Due Upon Installation

3% Credit Card Processing Fee

*This Proposal Becomes A Contract Upon Acceptance And Subject To All Terms And Conditions

Quotation and Purchase Contract

Client Billing Information

Job Location

Victory Sports Center 114710 E Loop 1604 San Antonio, TX	Customer Phone 210-849-0500 Jason	Victory Sports Center 114710 E Loop 1604 San Antonio, TX	Authorization / P.O.
	Customer Fax	50% down payment / 50% upon completion - Thank You!	

We Respectfully Submit Specification & Estimates For:

Description	Qty	Rate	Amount
40039 - Manufacture and install (1) set of raceway mounted channel letters "Victory" 5" black returns 1" black trim cap, white acrylic face with dark blue 3M vinyl. "Sports center" 5" black returns, 1" black trim cap white acrylic faces with light blue 3M vinyl, "V" 5" black returns, 1" black trim cap, white acrylic face with light blue and dark blue 3m vinyl, logo to be flush mounted with no raceway. Raceway to be painted to match building. White LED lights.	1	12,297.00	12,297.00T
Permit research, permit acquisition and final permit cost.	1	450.00	450.00

*THIS PROPOSAL MAY BE WITHDRAWN BY KELLER CUSTOM SIGNS IF PROPOSAL, DEPOSIT, AND FINAL DRAWING NOT ACCEPTED WITHIN 15 DAYS OF PROPOSAL DATE. IF AT ANY TIME THE SCOPE OF WORK CHANGES THE PRICE IS SUBJECT TO CHANGE.
*Customer Is To Furnish All Primary Electrical Service (120V UNLESS OTHERWISE AGREED) To Sign Including: Timers, Photocells, Switches, And /Or Other Controls Required By Local City Ordinances At Customers Own Expense.
*Installation Portion Of This Estimate Is Based On Adequate Access To Front And Backside Of The Installation Area.
*Installation Above Ceiling Line May Require Roof Repair And Is The Responsibility Of The Client.

*DEFAULT: It is expressly provided that title to the above property is retained by seller and in seller's name until the full payment of the above obligation by buyer; and if buyer shall fail to pay such obligation fully upon completion of the job, then seller shall have the right, and is hereby authorized and empowered, to take and resume possession of and remove into such possession, with or without process of law, any or all of the property herein, without any liability for damages.

Subtotal	\$12,747.00
Sales Tax (8.25%)	\$1,014.50
Total Contract	\$13,761.50

This Agreement Is Accepted & Approved By:

Customer Signature	Sales Account Rep	Date
Date	KCSD Management:	Date

APPLICATION



PARTICIPANT

Name: Smith Legacy Athletics, LLC

Building Owner (s)

Jason Smith
Deana Arias
Edward Dahl

Tenant

Victory Sports Performance, LLC

Daytime Phone #



Email maura@victory1sports.com

Business Name Victory Sports Performance, LLC

Business/Building Address 11471 E LOOP 1604 N, Universal City, TX 78148

Is the building owner interested in making improvements?

☒ Yes ☐ No

BUILDING OWNER

Name Jason Smith - President, Edward Dahl, VP, Deana Arias - HR.
(if partnership, corporation, etc, list each officer name and title)

Address

Daytime Phone #



Does building owner have a business in the building? ☒ Yes ☐ No

If yes, what is the business name? Victory Sports Performance, LLC

OTHER BUSINESSES IN BUILDING

Please list other businesses in building and check those interested in participating in the Storefront Improvement Program:

Name of Business

STVA

Name of Owner

Edward Dahl

Signatures

I have read and agree to the terms and conditions set forth above. I understand that my project will be evaluated and recommendations made as to the scope of work to be included in the Storefront Improvement Program. I understand that the submittal of this application in no way guarantees me a grant from the Universal City Industrial Development Corporation. I understand that additional information may be requested as needed. The Universal City Industrial Development Corporation reserves the right to reject any and all applications at its sole discretion.

If property is owned by a corporation, partnership, or joint venture, an individual legally authorized to represent the entity must sign below on behalf of the entity.

Erin J. Dahl 7/10/26
Signature of Applicant Date

Erin J. Dahl 7/10/26
Signature of Building Owner Date

Signature of Applicant Date

Building Owner

Title

Checklist

- ☐ Attend Pre-Application Meeting with City Staff
- ☐ Complete Storefront Improvement Program Application
- ☐ Submit an Outline and/or Illustration of Proposed Improvements
- ☐ Submit 3 bids / quotes for project scope
- ☐ Property Owners: Show Certificate of Ownership
Or Tenants: Obtain Property Owner's Letter of Authorization
- ☐ Proof of Insurance (Contractor's responsibility when permits are obtained)
- ☐ Proof of Contractor's License (Contractor's responsibility when permits are obtained)
- ☐ Provide Two 4 x 6 Photos of existing storefront or building interior

Return the completed application, attachments, photos, and related materials to:

Universal City Economic Development Corporation
Attn: UCEDC Storefront Improvement Program
2150 Universal City Blvd
Universal City, TX 78148

PROJECT DESCRIPTION

Please describe the improvements you will complete as specifically as possible. If available, provide an illustration of the work to be completed or sample materials to be used. Attach a separate page if more room is needed. Attach contractor's bids.

As part of our facility improvement project, we will design, fabricate, and install a new permanent exterior sign at the front entrance of our sports facility. The new sign will replace the existing signage and provide a highly visible, professional, and attractive entrance feature that clearly identifies the facility for visitors, athletes, spectators, and community members. The new signage will significantly improve the facility's appearance, visibility and wayfinding for participants and visitors. The project will enhance the overall customer experience, strengthen community recognition of the venue, and contribute to a more welcoming and professional environment for local sports programs, tournaments, special events, and community activities.

What is your estimated TOTAL PROJECT COST to complete all of the work specified above?

\$ 12,000

What is your estimated TOTAL INVESTMENT if more than project cost?

\$ 12,000

PROJECT TIME FRAME

Estimated start date 8/1/26

Estimated completion date 8/3/26

PERFORMANCE AGREEMENT

This Agreement is by and between the UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION, hereinafter referred to as “UCEDC”, a Texas Corporation, and Victory Sports Performance, LLC, hereinafter referred to as “Contracting Parties”, is as follows:

WITNESSETH

WHEREAS on the 20th day of July 2026, Contracting Parties made application to the UCEDC for assistance in accomplishing an economic development improvement project for its property located in Universal City, Texas, a copy of which is attached hereto and marked Exhibit “A” and incorporated herein for all purposes; and

WHEREAS the UCEDC has considered the same and is of the opinion that a grant should be made, conditioned upon certain agreements of the parties; and

WHEREAS the Contracting Parties have agreed to all of the conditions as hereinafter set forth.

NOW, THEREFORE, the parties agree as follows:

ARTICLE I REPRESENTATIONS AND WARRANTIES

1.1 Representations of Contracting Party. Contracting Parties are individuals and corporations and hereby make the following representations, warranties, and covenants to Universal City and the UCEDC as of the Effective Date:

- (a) Authorization. The execution, delivery, and performance by Contracting Parties of this Agreement will not result in the breach of or constitute a default under any loan or credit agreement, or other material agreement to which Contracting Parties is a party or by which Contracting Parties or its material assets may be bound or affected. The execution of this Agreement by Contracting Parties does not require any consent or approval that has not been obtained, including without limitation the consent or approval of any Governmental Authority.
- (b) Enforceable Obligations. All documents executed by Contracting Parties pursuant hereto, and all obligations of Contracting Party hereunder and thereunder are enforceable against Contracting Parties in accordance with their respective terms, except as such enforcement may be limited by bankruptcy, insolvency, reorganization, or other similar laws affecting the enforcement of creditor's rights generally, and by general equity principles regardless of whether such enforcement is considered in a proceeding in equity or at law.
- (c) No Legal Bar. The execution and delivery of this Agreement and the performance of its obligations hereunder by Contracting Parties will not conflict with any provision of any law, regulations, or Governmental Rules to which Contracting Parties are subject or conflict with, or result in a breach of, or constitute a default under any of the terms, conditions or

provisions of any agreement or instrument to which Contracting Parties are a party or by which it is bound or any order or decree applicable to Contracting Parties.

- (d) Litigation. There are no legal actions or proceedings pending or, to the knowledge of Contracting Parties, threatened against Contracting Parties which, if adversely determined, would materially and adversely affect the ability of Contracting Parties to fulfill its obligations under this Agreement or the financial condition, business, or financial or business prospects of Contracting Parties.
- (e) Documents. All documents made available by Contracting Parties to Universal City and the UCEDC including without limitation all financial documents relating to Contracting Party are true, correct, and complete copies of the instruments which they purport to be and accurately depict the subject matter addressed therein.
- (f) Knowledge. Contracting Parties have no knowledge of any facts or circumstances which currently evidence, or with the passage of time would evidence, that any of the representations made by Contracting Parties under this Agreement are in any way inaccurate, incomplete, or misleading.

1.2 Disclaimer. CONTRACTING PARTIES ACKNOWLEDGES THAT, EXCEPT FOR UNIVERSAL CITY'S AND THE UCEDC'S EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED WITHIN THIS AGREEMENT, IF ANY, NEITHER UNIVERSAL CITY, THE UCEDC, NOR ANY EMPLOYEE, OFFICER, ELECTED OFFICIAL, REPRESENTATIVE, OR AGENT OF UNIVERSAL CITY OR THE UCEDC, NOR ANY RELATED PARTY OF UNIVERSAL CITY OR THE UCEDC, HAS MADE ANY REPRESENTATION OR WARRANTY WHATSOEVER (WHETHER EXPRESS OR IMPLIED) REGARDING THE SUBJECT MATTER OF THIS AGREEMENT, OTHER THAN THE EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED IN THIS AGREEMENT, IF ANY.

1.3 The Contracting Parties agree to all the terms and conditions of UCEDC Economic Development Improvement Program to the satisfaction of the UCEDC in the UCEDC's sole discretion.

1.4 The Contracting Parties agree to all terms and conditions of UCEDC Economic Development Improvement Program as outlined in the application as well as the program itself.

1.5 The Contracting Parties agree to comply in all things with the Texas Local Government Code Section §501.158 and Texas Local Government Code Sections §2264.051, §2264.052 and §2264.053.

1.6 The Contracting Parties represent and warrant to the UCEDC that the following is a schedule of additional payroll or jobs to be created or retained and capital investment to be made as a condition of receiving the consideration agreed to:

The UCEDC will reimburse after all permits have been closed out up to \$_____ for the project at 11471 E Loop 1604 N provided Victory Sports Performance LLC spends \$15,425.63 on a new sign package at 11471 E Loop 1604 N, and agrees not to hire any undocumented workers.

1.7 The UCEDC and Contracting Parties represent and warrant to the UCEDC that it does not currently nor will it knowingly employ an undocumented worker.

1.8 The Contracting Parties further agrees that after receiving said assistance from the UCEDC if the business, a branch, division or department of the business is convicted of a violation under 8 USC Section §1324(a)(f), the Contracting Parties shall repay the amount of the grant, with interest, at the rate and according to the other terms provided by an agreement under Section §2264.053 of the Texas Local Government Code, not later than the 120th day after the date the UCEDC notifies the business of the violation.

1.9 The parties additionally agree that in compliance with Section §2264.055 of the Texas Local Government Code, the Contracting Parties shall pay interest on the grant money at the rate of six percent (6%) per annum compounded annually in addition to refunding the money as set forth above.

ARTICLE II INDEMNIFICATION, ATTORNEYS' FEES, AND OTHER REMEDIES

2.1 CONTRACTING PARTIES COVENANT AND AGREE TO FULLY INDEMNIFY AND HOLD HARMLESS UNIVERSAL CITY, THE UCEDC, AND THE ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, VOLUNTEERS, REPRESENTATIVES, AND AGENTS OF UNIVERSAL CITY AND THE UCEDC (COLLECTIVELY, THE "INDEMNIFIED PARTIES"), INDIVIDUALLY OR COLLECTIVELY, FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITIES, AND SUITS OF ANY KIND AND NATURE, INCLUDING BUT NOT LIMITED TO, PERSONAL OR BODILY INJURY, DEATH AND PROPERTY DAMAGE, MADE UPON THE INDEMNIFIED PARTIES, DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM, OR RELATED TO CONTRACTING PARTY'S ACTIVITIES UNDER THIS AGREEMENT, INCLUDING ANY ACTS OR OMISSIONS OF CONTRACTING PARTY, ANY AGENT, OFFICER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT, CONTRACTOR, OR SUBCONTRACTOR OF CONTRACTING PARTY, AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS, AND REPRESENTATIVES, WHILE IN THE EXERCISE OR PERFORMANCE OF THE RIGHTS OR DUTIES UNDER THIS AGREEMENT, ALL WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO UNIVERSAL CITY AND THE UCEDC UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE INDEMNIFIED PARTIES AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. CONTRACTING PARTY SHALL PROMPTLY ADVISE UNIVERSAL CITY AND THE UCEDC IN WRITING OF ANY CLAIM OR DEMAND AGAINST THE INDEMNIFIED PARTIES OR CONTRACTING PARTY KNOWN TO CONTRACTING PARTIES AND RELATED TO OR ARISING OUT OF CONTRACTING PARTY'S ACTIVITIES UNDER THIS AGREEMENT AND SHALL SEE TO THE INVESTIGATION AND DEFENSE OF SUCH CLAIM OR DEMAND AT CONTRACTING PARTY'S COST. THE

INDEMNIFIED PARTIES SHALL HAVE THE RIGHT, AT THEIR OPTION AND AT THEIR OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING CONTRACTING PARTY OF ANY OF ITS OBLIGATIONS UNDER THIS PARAGRAPH. CONTRACTING PARTIES FURTHER AGREE TO DEFEND, AT THEIR OWN EXPENSE AND ON BEHALF OF THE INDEMNIFIED PARTIES AND IN THE NAME OF THE APPLICABLE INDEMNIFIED PARTY, ANY CLAIM OR LITIGATION BROUGHT AGAINST THE INDEMNIFIED PARTIES IN CONNECTION WITH ANY SUCH INJURY, DEATH, OR DAMAGE FOR WHICH THIS INDEMNITY SHALL APPLY, AS SET FORTH ABOVE. CONTRACTING PARTY'S OBLIGATIONS UNDER THIS SUBSECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

2.2 Independent Operator. It is expressly understood and agreed that Contracting Parties are and shall be deemed to be an independent operator responsible to Universal City and the UCEDC for its respective acts or omissions and that Universal City and the UCEDC shall in no way be responsible therefore.

2.3 Attorneys' Fees and Expenses. In the event that Contracting Parties should default under any of the provisions of this Agreement and Universal City or the UCEDC should employ attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of Contracting Parties herein contained, Contracting Parties agree to pay to Universal City and the UCEDC reasonable fees of such attorneys and such other expenses so incurred by Universal City and the UCEDC.

2.4 Non-Waiver of Remedies. No remedy herein conferred upon or reserved to Universal City or the UCEDC is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

2.5 Waiver of Consequential Damages. Contracting Parties waive all present and future claims for consequential damages against Universal City and the UCEDC and the appointed or elected officials, members, agents, employees, officers, directors, and representatives of Universal City and the UCEDC arising from or related to this Agreement, and such waiver shall survive any termination of this Agreement.

2.6 Release of Existing Claims. CONTRACTING PARTIES, ON BEHALF OF ITSELF AND ITS MEMBERS, MANAGERS, OFFICERS, AND DIRECTORS HEREBY RELEASES ANY AND ALL CURRENTLY EXISTING CLAIMS OF EVERY KIND OR CHARACTER WHICH CONTRACTING PARTIES HAVE OR MAY HAVE UNDER OR PURSUANT TO THIS AGREEMENT AGAINST UNIVERSAL CITY, THE UCEDC, OR THEIR RESPECTIVE APPOINTED OR ELECTED OFFICIALS, MEMBERS, AGENTS, EMPLOYEES, OFFICERS, DIRECTORS, AND REPRESENTATIVES, INDIVIDUALLY AND COLLECTIVELY.

ARTICLE III
MISCELLANEOUS

3.1 Term. The Agreement for this project is valid for eighteen (18) months at which time all related work must be either completed and approved by the City or the applicant shall have applied to the UCEDC for an extension and received said extension.

3.2 Binding Agreement; Assignment. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the Parties hereto. This Agreement may not be assigned by Contracting Parties without the prior written consent of Universal City and the UCEDC.

3.3 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to, and shall not be deemed to, create a partnership or joint venture among the Parties.

3.4 The parties further agree that this agreement shall be performed in conformance with the laws of the State of Texas and shall be performable in Bexar County, Texas.

3.5 The parties further agree that this Agreement shall be binding upon the respective parties, their successors, assigns, heirs and administrators.

**UNIVERSAL CITY ECONOMIC
DEVELOPMENT CORPORATION:**

CONTRACTING PARTY:

BY: _____
Leonard Dagg
UCEDC Vice President

Edward Dahl, Owner
Victory Sports Performance LLC

DATE: _____

DATE: _____

RESOLUTION NO. 2026-9
11471 E Loop 1604 N

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION APPROVING THE PERFORMANCE AGREEMENT WITH VICTORY SPORTS PERFORMANCE, LLC FOR AN ECONOMIC DEVELOPMENT INCENTIVE IN EXCHANGE FOR THE IMPROVEMENT OF A COMMERCIAL ZONED PROPERTY LOCATED AT 11471 E LOOP 1604 N; AUTHORIZING ALL NECESSARY ACTIONS, INCLUDING EXECUTION OF NECESSARY DOCUMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Universal City Economic Development Corporation (the "Corporation") is a public instrumentality and non-profit economic development corporation duly established and operating under Local Government Code, Chapters 501 and 505, *et seq.*, as amended, known as the Development Corporation Act of 1979 (the "Act"), and is acting with the approval of the governing body of the City of Universal City, Texas (the "City"); and,

WHEREAS, the Board finds, pursuant to Texas Local Government Code Subtitle C1, including Section 505.155, thereto, that improvement of an existing commercial structure is a required and suitable project for the promotion and development of new or expanded commercial enterprises; and

WHEREAS, the Board finds the development of the Project may be best facilitated by entering into a Performance Agreement, as authorized by Texas Local Government Code Section 501.158, and the creation of jobs; and

WHEREAS, the Board finds it to be fair and equitable to reimburse Victory Sports Performance, LLC for a portion of the improvement costs after all permits have been closed by the City's Development Services Department; and

WHEREAS, as provided in the Performance Agreement, the economic development incentive shall be reimbursed to the business owner after the renovation project has been completed and all permits closed out.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY INDUSTRIAL DEVELOPMENT CORPORATION THAT:

SECTION 1. The findings set out above are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2. The Performance Agreement, and attachments thereto including but not limited to the Unimproved Property Contract, is hereby approved in substantial form as Attachment "A" attached hereto and incorporated herein by reference for all purposes.

SECTION 3. Leonard Dagg, in his capacity as the Vice President of the Universal City Economic Corporation, is hereby authorized and directed to take actions, including the execution of contracts that are in substantial form as Exhibit "A" and contract and all other agreements, instruments or documents, reasonably necessary to facilitate the purpose of this Resolution.

SECTION 5. This Resolution is effective upon passage.

DULY RESOLVED AND ADOPTED by the Board of Directors of the Universal City Economic Development Corporation, this 13th day of August 2026.

UNIVERSAL CITY ECONOMIC
DEVELOPMENT CORPORATION

Leonard Dagg, Vice President

ATTEST:

Roland Hinojosa, Corporate Secretary

Motion to Approve:

Regarding Resolution No. 2026-9, I move to approve the Board Resolution approving the Performance Agreement with Victory Sports Performance, LLC for an economic development incentive related to the sign project at 11471 E Loop 1604 N.

TO: EDC

FROM: Michael Cassata, Assistant City Manager

DATE: 4 August 2026

SUBJECT: Storefront Improvement Program—Soho Pizzeria—1813 Pat Booker Rd

Araceli Milland Coronado, owner of the property at 1813 Pat Booker Road, formerly 46th Street Pizzeria, is requesting financial assistance from the EDC to make the following improvements to the property and building and reopen as Soho Pizzeria:

- Flooring replacement
- HVAC replacement
- Pole sign rebranding
- Parking lot patch repair, seal coating and restriping
- Fence replacement at rear of property
- New outdoor eating patio with metal railing
- 20' x 13' office addition at back of building (engineering design & construction)
- Wall repair
- Paint inside and outside of building
- Roof repair
- Countertop upgrade

Multiple quotes have been obtained for each aspect of the total project, which are identified in the various tables below. The preferred contractor for each project has been highlighted within each table.

The **grand total** for all projects combined comes to **\$143,968.81**.

The related application and performance agreement are attached.

FLOORING

CONTRACTOR	COST
PL Construction	\$20,100
Diamond Topcoat Concrete & Coatings	\$21,000
Axis Concrete	\$16,500

HVAC REPLACEMENT

CONTRACTOR	COST
Advanced Air A/C & Heating	\$18,550
Cowboys A/C & Heating	\$30,915.27
Texas Air Repair	\$41,433.77

POLE SIGN

CONTRACTOR	COST
Francos Electrical Signs Shop	\$11,463.46
Republic Sign	\$6,518.84
Fast Signs	\$11,522.21

SEAL COAT & STRIPING

CONTRACTOR	COST
Pro-Line Paving, LLC	\$14,839.99
Alpha Paving	\$152,421.96
Everline Coatings & Services	\$7,415.13

FENCE REPLACEMENT

CONTRACTOR	COST
Pecos Fence	\$2,900
Alamo Fence Company	\$6,001.38
Quality Fence & Welding	\$3,261.80

PATIO & OFFICE ADDITION

CONTRACTOR	COST
JBD Enterprises	\$61,123.36
OK Construction Design & Engineering (Eng Only)	\$5,722
Diamond Decks	\$47,200
Ortiz Construction & Designs	\$61,815.95

WALL REPAIR, PAINT & ROOF REPAIR

CONTRACTOR	COST
PL Construction	\$9,270
MR. Roof & Construction	\$39,000



UNIVERSAL CITY

ECONOMIC DEVELOPMENT CORPORATION



STOREFRONT IMPROVEMENT PROGRAM

Grant Funds Available:
Painting Doors, Windows, Landscaping,
Irrigation, Storefronts, Facade Signage, Awnings

*Encouraging the enhancement of storefronts on commercial,
professional and retail buildings in Universal City, Texas.*

APPLICATION



PARTICIPANT

Name: Araceli Milland Coronado

Building Owner (s)

Araceli M. Coronado

Tenant

Daytime Phone #

Email

Business Name Soho Pizzeria

Business/Building Address 1813 Pat Booker Rd Universal City, TX 78148

Is the building owner interested in making improvements?

☒ Yes ☐ No

BUILDING OWNER

Name 14 D Interests LLC

(if partnership, corporation, etc. list each officer name and title)

Address

Daytime Phone #

Does building owner have a business in the building? ☒ Yes ☐ No

If yes, what is the business name? Soho Pizzeria

OTHER BUSINESSES IN BUILDING

Please list other businesses in building and check those interested in participating in the Storefront Improvement Program:

Name of Business

N/A

Name of Owner

PROJECT DESCRIPTION

Please describe the improvements you will complete as specifically as possible. If available, provide an illustration of the work to be completed or sample materials to be used. Attach a separate page if more room is needed. Attach contractor's bids.

This project will renovate and rebrand a former neighborhood pizzeria into a modern, attractive, and welcoming restaurant that enhances the appearance of UC commercial corridor. The improvements will include updated signage, exterior and interior enhancements, and landscaping to create a fresh, inviting destination for residents and visitors. Our goal is to invest in the community, improve the property's curb appeal, support local economic growth, and continue offering affordable, family-friendly dining while contributing to the ongoing revitalization of Universal City. Thank you for your consideration and continued support of local businesses. We appreciate the opportunity and look forward to contributing to Universal City's growth.

What is your estimated TOTAL PROJECT COST to complete all of the work specified above?

\$ _____

What is your estimated TOTAL INVESTMENT if more than project cost?

\$ _____

PROJECT TIME FRAME

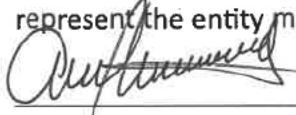
Estimated start date ASAP

Estimated completion date _____

Signatures

I have read and agree to the terms and conditions set forth above. I understand that my project will be evaluated and recommendations made as to the scope of work to be included in the Storefront Improvement Program. I understand that the submittal of this application in no way guarantees me a grant from the Universal City Industrial Development Corporation. I understand that additional information may be requested as needed. The Universal City Industrial Development Corporation reserves the right to reject any and all applications at its sole discretion.

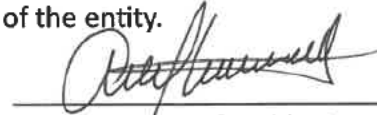
If property is owned by a corporation, partnership, or joint venture, an individual legally authorized to represent the entity must sign below on behalf of the entity.

 7/28/26

Signature of Applicant Date

 7/28/26

Signature of Applicant Date

 7/28/26

Signature of Building Owner Date

 7/28/26

Building Owner Title

Checklist

- ☐ Attend Pre-Application Meeting with City Staff
- ☐ Complete Storefront Improvement Program Application
- ☐ Submit an Outline and/or Illustration of Proposed Improvements
- ☐ Submit 3 bids / quotes for project scope
- ☐ Property Owners: Show Certificate of Ownership
- ☐ Or Tenants: Obtain Property Owner's Letter of Authorization
- ☐ Proof of Insurance (Contractor's responsibility when permits are obtained)
- ☐ Proof of Contractor's License (Contractor's responsibility when permits are obtained)
- ☐ Provide Two 4 x 6 Photos of existing storefront or building interior

Return the completed application, attachments, photos, and related materials to:

Universal City Economic Development Corporation
Attn: UCEDC Storefront Improvement Program
2150 Universal City Blvd
Universal City, TX 78148







PL Construction

Jose Luis Alvarado

830-488-8153

pl_construction@outlook.com

Estimate #1138

Date 07/20/2026

Ara Soho Pizzeria

1813 Pat Booker Rd.

Universal City, TX 78148

Service	Description	Qty.	Rate	Amount
Flooring Removal		1400sq	\$ 3.75	\$5,250.00
	Remove existing thin-set mortar using an electric grinder fitted with PCD diamond tooling.			
EPOXY		2200sq	\$ 6.75	\$14,850.00
	1 coat of primer			
	1 coat of overlay			
	2 coats of black stain			
	1 coat of epoxy			
	Add non-skid			

Total \$20,100.00

Thank you for your business!

We look forward to hearing from you.

PL Construction

Accepted by: _____

Date: _____



Diamond Topcoat Concrete & Coatings

10421 Gulfdale Street | San Antonio, Texas 78216
361-230-6403 | chad@diamondtopcoat.com | www.diamondtopcoat.com

RECIPIENT:

Ara

1813 Pat Booker Road
Universal City, Texas 78148

Estimate #967

Sent on Jul 23, 2026

Total \$21,000.00

Product/Service	Description	Qty.	Unit Price	Total
Flooring Removal	Remove existing thin-set mortar using the Husqvarna PG 8P propane grinder fitted with PCD diamond tooling for aggressive, efficient, and complete removal.	1400	\$4.00	\$5,600.00
Husqvarna SUPERFLOOR™ Satin	Husqvarna SUPERFLOOR™ Satin is a method to create a medium gloss concrete floor with a low to medium ("fine") level of aggregate exposure. The result is a floor that offers functionality and low maintenance but is still aesthetically pleasing. Satin finish is a popular application for industries, retail areas, warehouses and logistic centers. For a floor to be called Husqvarna SUPERFLOOR Satin, it must meet the requirements set in the "Husqvarna SUPERFLOOR™ specification" document*, both regarding equipment being used, the process described, and final surface metrics. For Husqvarna SUPERFLOOR™ Satin the following special requirements apply for concrete surfaces that are to be given a final finish by polishing according to the Husqvarna SUPERFLOOR™ concept. Note that coarse/flat grinding is not included in this concept. SUPERFLOOR™ Satin requires that the surface is already smooth and flat, otherwise – customize the process and expand with initial coarser metal bonded tools. GRINDING PROCESS The first grinding step is intended to remove the concrete skin and expose the underlying fine material to meet the level defined in section 7 of the "Husqvarna SUPERFLOOR™ specification" document*. After the first metal step, the surface is inspected for cracks and pores. Where necessary, pores in the surface are filled	220 0	\$7.00	\$15,400.00*



Diamond Topcoat Concrete & Coatings

10421 Gulfdale Street | San Antonio, Texas 78216
361-230-6403 | chad@diamondtopcoat.com | www.diamondtopcoat.com

Product/Service	Description	Qty.	Unit Price	Total
	with a product from the Husqvarna Floor Grouting system, if ordered by the customer. In the grinding process, the concrete surface is treated with a densifier from the Husqvarna Floor Hardening system. After the final polishing step, the floor is cleaned using an auto- scrubber and a #3000 grit diamond impregnated Husqvarna Maintenance pad. Note: throughout the whole SUPERFLOOR™ process, use only water in any cleaning step (no additives, soap or detergents) since otherwise the penetration and performance of any floor treatment chemical might be affected. After cleaning, measure the surface characteristics to make sure the end result is according to expected specifications and what has been agreed upon prior to work. The recommended surface specifications shown below are general objectives, and might vary some depending on specific floor characteristics. It is important that contractor and customer always agree upon specifications prior to work. Recommended and expected surface specifications for SUPERFLOOR™ Satin: Surface Protection If the project includes also final application of any stain protection/guard use a product from the Husqvarna Floor Protection system. The surface must not be waterlogged when impregnating. Maximum 5% water content. Grinding process for SUPERFLOOR™ Satin. Note: Make sure resin tools are run with a flexible or velcro tool holder or an EZ change click holder. Ra: 1,0µm (40µin) GU: >20 DOI: >20 Correlating US CPC levels: Exposure Class B & Appearance Level 2 or above. THE FINISHED FLOOR A concrete floor that has been finished to a Husqvarna Superfloor™, can be put to use immediately and already has characteristics such as			



Diamond Topcoat Concrete & Coatings

10421 Gulfdale Street | San Antonio, Texas 78216

361-230-6403 | chad@diamondtopcoat.com | www.diamondtopcoat.com

Product/Service	Description	Qty.	Unit Price	Total
	smoothness, high cleanability, good friction as well as high resistance to wear and great durability. To maintain these characteristics it is highly recommended to follow the instructions as described in the Husqvarna SUPERFLOOR™ Maintenance document*. The cleaning is completely free from chemicals and only uses pure tap water as additive. Because concrete is mainly a natural material, it can be an advantage to add natural stone soap, when needed, to the cleaning process. If finishing has been carried out using Husqvarna Floor Protection system, the floor has an increased protection against stains, which means that most liquid spills can be wiped up within 30-45 minutes without any residual stains. However, concrete is very sensitive to corrosive substances such as strong acids and alkalis, which should be removed immediately. For more information about our Stain Protection agents and other Floor Treatment products, please reach out to your local sales contact, or visit our website. For newly ground concrete floors: Avoid letting residual water in the form of pools/rivulets dry out/evaporate as this can cause a reaction in the form precipitation or permanent variations in the surface. The resistance increases with time and after approx. 2 months, reactions are not likely. However, large quantities of liquids should not be left to dry on the floor because a Husqvarna SUPERFLOOR™ is not a sealed floor - it is diffusion open. If the finished floor needs to be covered with protective material, preferably use protective covering that breathes(diffusion open) such as Ramboard. It is important that the entire floor dries out at the same rate. Otherwise there is risk of permanent color differences. Do not use tape directly on the finished surface since this risk leaving visible marks.			

* Non-taxable

A deposit of \$5,250.00 will be required to begin.

Total	\$21,000.00
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Hector Sanchez
31846 Acacia Vista
Bulverde TX 78163

Phone: 830-499-1400
Axisconcrete92@gmail.com



TO: 1813 Pat booker Rd. Universal city, TX 78148

Concrete Floor Grinding, Staining & Sealing Proposal

Axis Concrete is pleased to submit the following proposal for the preparation, staining, and sealing of the existing concrete foundation.

Scope of Work

Approximately **2,200 square feet** of the existing concrete foundation will be professionally ground and cleaned in preparation for a stained concrete finish.

The scope of work includes:

- Mechanical grinding of the existing concrete surface.
- Thorough cleaning and surface preparation to ensure proper stain penetration and adhesion.
- Application of the selected concrete stain color.
- Application of a protective concrete sealer.
- Protection of the finished floor after sealing to help prevent damage during the remaining construction process.

Total Contract Price: \$16,500.00

Payment Terms

- **No payment is required prior to the start of construction.**
- **\$8,500.00** is due upon completion of the concrete grinding and surface preparation.
- **\$8,000.00** is due upon completion of the staining, sealing, and protection of the finished concrete floor.

#1

Estimate

Advanced Air A/c & Heating TACLB43527E
 7706 Oakhill Park Dr
 San Antonio, TX 78249
 Office Phone: (310) 394-9880
 oldadvacedair@att.net

Estimate Number: E260721707
Estimate Date: 07/20/2026
Payment Terms: Due On Receipt
Estimate Amount: 18,550.00
Created By: Alain Aguirre

Bill To
 SoHo Pizzeria
 1813 Pat Booker Rd
 Universal City, TEXAS 78148

Ship To
 SoHo Pizzeria
 1813 Pat Booker Rd
 Universal City, TEXAS 78148

Item #	Item Name	Quantity	Unit Price	Taxable	Total
1938	5 Tons Electric RTU Model # RACAYB060AJT000NA 5.0T 208/1 14SR This model give you. Scroll Compressors on all models: Provides maximum efficiency and quiet operation. MicroChannel Evaporator & Condenser Coil: Delivers superior performance with a robust surface, a decreased refrigerant requirement and is lighter than conventional copper tube/aluminum fin coils.All-aluminum construction offers superior protection against formicary corrosion and aluminum tube rubbing damage. Design allows for easier and faster cleaning. Thermal Expansion Valves: Standard on all models for precise superheat control, reliability, and energy efficiency at all operating conditions. High Pressure Control: Standard on all models for refrigerant component protection and reliability. Easily Accessible Control Box and Slide-Out Blower Section Allows for faster installability and serviceability. Supplemental Electric Heating Option Available: Field-Installed, electrical heat strips, up to 15 kW with simplified single-point wiring, are available for periods of extreme weather conditions. Tested. Trusted. Tough. 100% Factory Run Tested. PlusOne® Refrigerant Detection System™1 Integrated, patented design providing system protection and homeowner peace-of-mind with low GWP refrigerant monitoring. Endeavor® Classic® 5 Ton, 14 SEER2, Packaged Air Conditioner, R454B, 208-230/1/60 The installation includes permits and fees, crane and review all the flex ducts and replace if need it.	1.00	17,550.00		17,550.00

	Run thermostat wire if need it. All job come with a one year warranty on parts and five years on compressor. Also has a 1 full year warranty on labor..				
1939	To Replaced The Flex Ducts If needs to be replaced any flex ducts to get the maximum comfort and save energy will be a extra \$1000 just in case	1.00	1,000.00		1,000.00
1940	Price Subject To Aproved By The Owner This price will be valid within the 30 days next to receiving. Thank you for allowing me to participate in this project. If you have any questions please feel free to contact me. Alain Aguirre Project Manager 210-394-9880	1.00	0.00		0.00

Subtotal: \$ 18,550.00
Estimate Amount \$ 18,550.00



Cowboy's Air Conditioning & Heating

Ara Mioland
1813 Pat Booker Rd
Universal City, TX 78148

ESTIMATE	#71307
ESTIMATE DATE	Jul 20, 2026
EXPIRATION DATE	Aug 19, 2026
TOTAL	\$30,915.27

CONTACT US

6510 Blanco Rd
San Antonio, TX 78216

(210) 495-7771
info@cowboysac.com

Service completed by: Tyler Crabtree

ESTIMATE

Option #1

Service completed by: Tyler Crabtree

Services	qty	unit price	amount
Estimate	1.0	\$0.00	\$0.00

A highly trained and professional HVAC technician will carefully take time to assess homeowners needs and thoroughly inspect the HVAC system. Whether it's a heating unit, air conditioning system, or ventilation. The technician will perform a detailed check to provide a custom report tailored to homeowners needs. The technician will also evaluate the system's age, condition, and efficiency, while factoring in the size and layout of the space being serviced.

Recommendations and Solutions:

Standard Package - 5 Ton Ruud/Rheem Complete Heat Pump System Up To 14.3 Seer (Single-Stage)	2.0	\$16,591.00	\$33,182.00
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Reliable | Affordable | Efficient

Energy Savings ★★☆☆☆

- ✓ Lowest upfront cost
- ✓ Reliable, no-frills comfort
- ✓ Fast replacement solution

Upgrade your companies comfort with Ruuds best-value heat pump complete system. This single stage system is lowest upfront cost but also delivers the reliability and efficiency that budget-conscious homeowners are looking for when replacing a complete system.

With up to 14.3 SEER2 cooling efficiency and strong performance in colder months — so your comfort is never compromised. Perfect for Southern U.S. climates, this entry-level model punches above its weight with impressive EER2 performance, helping you enjoy consistent indoor temperatures while reducing energy costs.

The 14 SEER2 single-stage system also uses next-generation refrigerant technology to deliver powerful comfort while supporting a more sustainable future.

At Ruud/Rheem, we believe in performance you can trust. That's why every Electric System undergoes months of rigorous testing under extreme conditions — and only the strongest systems make it to your home. The result? Reliable, long-lasting comfort backed by legendary Ruud/Rheem engineering — and protected by the Cowboys' Guarantees.

Features:

- Multi-Speed ECM blower motor designed for reliable, energy-efficient comfort in residential
- Climatuff™ compressors
- DuraTuff™ base, fast complete drain, weatherproof
- Quick-Sess™ cabinet, service access & refrigerant connections with full coil protection
- Glossy corrosion resistant finish
- Galvanized - steel louvered panels
- Environmentally friendly - 454B refrigerant delivers environmentally friendly performance
- Top Discharge - Warm air is blown up, away from the structure and any landscaping and allows compact location on multi-unit applications
- Single-stage scroll compressor is a robust, time-tested design that can stand up to the rigors presented while comfort conditioning a home

Warranties: 1 year parts, 1 year labor

System installation includes: removing existing equipment from location, reclaiming/disposing of existing refrigeration per the EPA, connecting to existing gas lines/ventilation piping/refrigerant lines/high-low voltage electrical/drain lines, re-insulate refrigerant lines (up to 5 ft), evacuation of refrigeration lines, charge system to manufacturer's specifications, new auxiliary drain pan, new trapped condensate connection, new overflow safety switch, seal transitions at plenum, new electrical disconnect, new seal tight connections, LP gas conversion kit (if needed), professional start up, register all manufacturer warranty information, pull any or all required permit(s), weather resistant condenser base, filter replacement, installation per code, and restoring work area to be clean and orderly

Optional add-ons/accessories/services available to all customers and systems they purchase such as: extended warranty, touchscreen wifi thermostat (SENSI Emerson), cowboys media filter (Honeywell/AprilAire), whole home in-duct air purifier(REME HALO by RGF Environmental), voltage monitoring systems, surge protectors, upgraded hurricane slab, surge protection device (inside and out), duct disinfect treatment (Bio-Fresh), whole home duct cleaning, refrigerant line set, condensate pump, drain line replacement, line set cover, high/low voltage wiring, plywood flooring, filter bases, duct plenums, duct boxes/boots, grilles, dampers, zoning, total stretch strap seal of duct-work, and total duct-work replacement

Complete Duct Work Redesign (Per Run)	2.0	\$579.00	\$1,158.00
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Efficient ductwork design is created to distribute air correctly through the home. Reengineering an air distribution design can help save money through increased efficiency, balanced air distribution, and proper air flow rates. Incorrectly sized ducts or ductwork which does not allow the air to flow properly will possibly require a redesign to keep the home comfortable. Properly sealed and balanced ductwork will use less energy and reduce costs.

Your Cowboys engineering team will redesign the air distribution system for proper air flow and efficiency by calculating proper CFMS per each outlet (vent).

Depending on the layout of your home, Our Professional technicians will help with various methods of eliminating energy loss in ductwork for maximum savings and for maximum productivity.

Our Services Include: The Cowboy Way

- Flex to Flex Duct Runs
- Boxes
- Collars
- Grilles
- Stretch All Flex Duct Runs
- Strap And Hang All Duct Runs
- Triple Seal Method Of All Duct Runs

Warranties:

- 20 Year Warranty
- Rodent Damage or Neglect Of Maintenance Is Not Covered Under Warranty

Low Voltage Wire Replacement	1.0	\$629.00	\$629.00
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Replacing your HVAC system's low voltage wire ensures proper communication between the thermostat and the air handler/outdoor unit, allowing your system to function correctly by sending signals to turn on/off the cooling or heating cycle, adjust fan speeds, and manage other functions, ultimately optimizing your home's temperature control; essentially, it's the "nervous system" that tells your HVAC unit what to do.

Key points about low voltage wires in HVAC systems:

Low voltage means low power:

These wires typically operate on a voltage around 24 volts, which is significantly lower than the high voltage used to power the system itself.

Communication function:

Low voltage wires carry electrical signals from the thermostat to the HVAC unit, conveying instructions regarding temperature settings and operating modes.

Impact of damaged wires:

If the low voltage wires are damaged, frayed, or corroded, the signals may not reach the unit properly, leading to issues like inconsistent temperature control, failure to start, or malfunctioning features.

Benefits of replacing low voltage wires:

Improved temperature control:

Consistent communication between the thermostat and HVAC unit ensures your home maintains the desired temperature.

Reliable system operation:

Replacing old or damaged wires can prevent unexpected breakdowns and improve overall system performance.

Enhanced energy efficiency:

Proper functioning of your HVAC system due to good low voltage wiring can potentially lead to more efficient energy usage.

Crane Service(Commercial Application)	1.0	\$946.27	\$946.27
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Services subtotal: \$35,915.27

Subtotal	\$35,915.27
Manager approved discount	-\$5,000.00
Tax (Tax 8.25%)	\$0.00
Total	\$30,915.27

Thank You for Your Business and for Being a Part of the Cowboys AC Family!

Authorization to Proceed with the Above Diagnosis/Solution:

I, the undersigned, am the owner/authorized representative/tenant of the premises at which the work mentioned above is to be performed. I hereby authorize Cowboys Air Conditioning & Heating to proceed with the diagnosis and solution, utilizing labor and materials as deemed necessary. I agree to pay reasonable attorney fees and court costs in the event of legal action for unpaid balances.

Cancellation Policy:

You, the buyer, have the right to cancel this agreement at any time before midnight of the third business day following the date of this transaction.

If cancellation occurs after the agreement is signed but before services are completed, the customer agrees to pay a cancellation/restocking fee, which may be up to 10% of the total job cost.

No refunds will be issued after the third business day. Additionally, all chemical cleanings, refrigerant, and drain line flushes are considered non-refundable once performed or dispensed.

Please note that any rebates or special financing terms must be documented on this invoice. Verbal agreements will not be honored. All terms, conditions, and special offers must be clearly stated in writing on this invoice to be valid.

Acceptance of Work Performed:

I confirm that the services and materials provided in connection with the work mentioned above have been completed to my satisfaction. I agree to the amount listed under the "TOTAL" section as the full and final charge. In the event of a refund, all refunds will be processed using the original method of payment.

I acknowledge that I have read and received a legible copy of this contract and agree to the terms and conditions as outlined. I further acknowledge that I have been informed of the Notice to Owner as stated on the reverse side of this document.

Payment Terms:

Payment is due in full upon completion of the job unless otherwise agreed in writing prior to service.

Late Fees:

If payment is not received within 24 hours of job completion, a late fee of 1.5% of the outstanding balance per month (18% annually) will be applied. A minimum late fee of \$15.00 may apply.

Returned Checks:

A \$35.00 fee will be charged for any returned checks due to insufficient funds.

Collections & Legal Action:

If the account remains unpaid, it may be referred to collections, and the customer will be responsible for any legal, administrative, or collection costs.



Texas Air Repair

SOHO Pizza - Pizzeria
1813 Pat Booker Road
Universal City, TX 78148



#3

ESTIMATE	#793
ESTIMATE DATE	Jul 27, 2026
EXPIRATION DATE	Aug 10, 2026
TOTAL	\$41,433.77

CONTACT US

13131 Lookout Run
San Antonio, TX 78233

(210) 380-8000
Info@texasairrepair.com

Service completed by: Eddie Barrera

ESTIMATE

Option #1

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as \$547.32/mo*. Your credit score will not be affected.

Service completed by: Eddie Barrera

Services	qty	unit price	amount
COMMERCIAL HVAC UNIT REPLACEMENT ESTIMATE:	1.0	\$38,276.00	\$38,276.00
RUUD: (2) 5 Ton 208/1 14SR AC A2L R454-B			
Model: RACAYB060AJT000NA			
5 Years Compressor Warranty			
1 Year Parts Warranty			
1 Year Labor Warranty			

Proposal to replace (2) 5 tons roof-top units. Crane will be utilized to replace units. Will replace (2) thermostats and new outside unit disconnects will be installed. Unit will include 15KW 240/ 1 PH heat kit. Equipment is locally available.

Any additional issues found will be reported and a separate estimate will be created for additional repairs.

*50% Deposit of Total Amount is due at signing of estimate. Remaining balance will be paid after work is completed.

Services subtotal: \$38,276.00

Subtotal	\$38,276.00
Tax (SAN ANTONIO 8.25%)	\$3,157.77

Total \$41,433.77

Fast, Friendly & Fair!



FRANCOS ELECTRICAL SIGNS SHOP

507 East Gibbs Street
Del Rio, Texas 78840
United States

Phone: 8307657105
Mobile: 8307657105
francosignshop.com

Estimate

BILL TO
Soho Pizzeria 1813 universal city tx

Estimate Number: 1505582

Estimate Date: July 13, 2026

Valid Until: July 28, 2026

Grand Total (USD): \$11,463.46

Items	Quantity	Price	Amount
Item#1 Item 1: 120" x 72" Polycarbonate Sign Face, Qty 2, Unit graphics included	2	\$2,615.50	\$5,231.00
Item#2 Item 2: 72" x 23" Polycarbonate Panel,Qty 2, Unit Price graphics included	2	\$539.70	\$1,079.40
Items#3 Item 2: 72" x 23" Polycarbonate Panel,Qty 2, Unit Price	2	\$539.70	\$1,079.40
Item#4 Item 4: Permit Acquisition required, Qty 1, Unit Price	1	\$600.00	\$600.00
Item #5 labor Installation & Site Survey, Qty 1, Unit Price \$2,600.00, Amount	1	\$2,600.00	\$2,600.00
Subtotal:			\$10,589.80
8.25% 8.25% (3-20107-0478-4):			\$873.66
Grand Total (USD):			\$11,463.46

#2

PROJECT ESTIMATE



8107 Interchange Pkwy, Ste 101
San Antonio, TX 78218
210-308-5900
www.RepublicSign.com
Texas Sign Contractor's License: 18006

Client: SoHo Pizza
Contact: Araceli Milland
Phone: [REDACTED]
Email: [REDACTED]
Address: 1813 Pat Booker Rd, Universal City TX 78148

Date: 07/20/26

Project Name: 260720 - SOHO Pylon Panels Ver 1
Project Location: 1813 Pat Booker Rd, Universal City TX 78148

Project Scope & Specifications:

FABRICATE & INSTALL:

\$2,158.35 120 X 72" PANELS QTY 2

\$636 72 X 23" PANELS QTY 2

\$636 72 X 23" PANELS QTY 2

\$700 PERMITS

\$1,891.67 SURVEY & INSTALL LABOR

EXCLUDES ANY PAINTING, LIGHTING OR ELECTRICAL WORK. THIS CAN BE ADDED FOR AN ADDITIONAL FEE.

Qualifications & Exclusions (as applicable):

- 1 Quote assumes unobstructed access for personnel and equipment on the day of install.
- 2 One dedicated electrical circuit is to be provided by The Client for all illuminated signage prior to the date of install.
- 3 Any on/off controls (e.g. photocell or time clock) are the responsibility of The Client unless specifically included in this proposal.
- 4 If wall restoration or painting is included, there is a possibility the new paint color may not match exact to the existing.
- 5 Painting, stone, stucco, concrete, metal fabrication or roof patch work is strictly excluded, unless noted above.
- 6 City, landlord or owner approvals and any required zoning or easement variances are the responsibility of the Customer.
- 7 Pricing does not include the cost for any landscaping work in the event plants or sodded areas are disturbed or damaged during
- 8 All work is to occur during normal business hours unless specifically quoted for after hours.
- 9 Any and all City fees for permitting to be billed in full additionally on final deposit invoice

10

Subtotal: \$ 6,022.03

(8.25%) Taxes: \$ 496.82

TOTAL: \$ 6,518.84

50% Deposit Required

Quotation is valid for a period of **FIFTEEN (15) DAYS** from above date. We reserve the right to withdraw quotation and to correct clerical or mathematical errors at any time. Estimated amount may change based on final layouts, dimensions, specifications or other project criteria.

I have the authority and hereby authorize Republic Sign to perform the work described in this Project Estimate. It is fully understood and agreed that by giving verbal or written direction to proceed with the Project, that the Client is agreeable to all pricing and terms listed herein. **Default payment terms are PAYMENT DUE UPON RECEIPT**, or as otherwise agreed to in writing. I agree to pay for all work, goods and services received, and agree payment to Republic Sign is not dependent on the Client first being paid by another party. If payment is not made as agreed, Republic Sign has the right to remove parts, equipment and materials without being held responsible for any damages resulting from the removal of such equipment. I agree that Republic Sign is not responsible for any delays caused by unavailability, weather or delayed availability of parts or materials for any reason. I recognize that aged and deteriorated sign structures, faces and appurtenances may no longer be serviceable, and I agree to hold Republic Sign blameless for any damage or destruction to those items as a result of conventional installation or repair efforts. No warranty or assurance is given for the structural integrity of any existing sign, or sign component, failing after Republic Sign performs maintenance, service or face replacements. If Republic Sign is required to bring legal action for collection of any amount owing hereunder, Republic Sign will be entitled to all expenses incurred, including but not limited to attorney fees and other expenses. All overdue invoices will accrue a 5% late fee up to 45 days past due. A 10% late fee will be assessed for any amounts over 45 days past due. Regulated by The Texas Department of Licensing & Regulation, P. O. Box 12157, Austin, Texas 78711, 800-803-9202; 512-463 6599; www.license.state.tx.us/complaints

Signature of Owner or Authorized Agent

Name (Please Print)

Date

fastsigns.com/36

Payment Terms: Cash Customer

Created Date: 6/24/2026

DESCRIPTION: Pylon faces

Bill To: SOHO Pizzeria
1813 Pat Booker Rd
Universal City, TX 78148
US

Pickup At: FASTSIGNS
10118 SAN PEDRO AVE
SAN ANTONIO, TX 78216
US

Requested By: Rolando Coronado
Email: mr.roof247@gmail.com
Work Phone: (210) 365-9578

Salesperson: Christopher Ober
Work Phone: 2103485629

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	120x72 Polycarbonate	2	\$2,615.50	\$5,231.00
1.1.1	Polycarbonate 3/16" -			
1.1.2	Vinyl - Cast (Overlay) -			
1.1.3	Laminate - Premium Gloss -			
2	72x23 Polycarbonate	2	\$539.70	\$1,079.40
2.1.1	Polycarbonate 3/16" -			
2.1.2	Vinyl - Cast (Overlay) -			
2.1.3	Laminate - Premium Gloss -			
3	72x23 Polycarbonate	2	\$539.70	\$1,079.40
3.1.1	Polycarbonate 3/16" -			
3.1.2	Vinyl - Cast (Overlay) -			
3.1.3	Laminate - Premium Gloss -			
4	Permit&Acquisition	1	\$600.00	\$600.00
4.1	Permit -			
5	Installation & Survey	1	\$2,700.00	\$2,700.00
5.1	Installation -			
5.2	Site Survey -			
	Notes: Survey for exact panel measurements			

Production is ON HOLD until approval and payment are received.
Once payment is received, your proofs will be created and emailed to you for approval or change requests.
We will not begin production until you have approved the proofs.

Subtotal:	\$10,689.80
Taxes:	\$832.41
Grand Total:	\$11,522.21
Deposit Required:	\$11,522.21

Thank you for your business.
This FASTSIGNS location is independently owned and operated.

P.O. BOX 791324
SAN ANTONIO, TX 78279



210.530.0062

210.530.0064



SCTRCA CERTIFIED*SBE #219115107

PROPOSAL

BX

Ara

7/21/2026

Proposal No. 260721-3584

Attn: Ara

Project: 1813 Pat Booker Rd Parking Lot

Loc./Address 1813 Pat Booker Rd
Universal City, Tx 78148

Scope of Work : Asphalt Repair / Seal Coat...

WE PROPOSE TO FURNISH LABOR, EQUIPMENT, AND MATERIAL TO INSTALL THE FOLLOWING:

ASPHALT PATCH REPAIR: [3 PATCHES TOTAL]

SAW CUT AND REMOVE FAILED ASPHALT FROM APPROXIMATELY 169 SQUARE FEET.

LOAD AND HAUL OFF FAILED MATERIALS.

RECOMPACT EXISTING BASE.

APPLY TACK OIL AND REPAVE INSTALLING 3 TONS OF ASPHALT AT 2" OF TYPE "D" HOT MIX ASPHALT AND COMPACT TO FINISHED GRADES.

FOR THE SUM OF : \$ 2,706.25

PRICE INCLUDES TAX OF \$206.25

PRICE IS BASED ON (1) MOBILIZATION

CRACK FILL / SEAL COAT / RE-STRIP :

CRACK FILL ALL CRACKS A 1/4" OR LARGER AND INSTALL HOT POUR RUBBERIZED CRACK FILL MATERIAL. POWER BROOM AND CLEAN APPROXIMATELY 19,222 SQUARE FEET. CLEAN AND TREAT OIL SPOTS WITH PRIMER. FOR OPTIMUM PERFORMANCE AND DURABILITY APPLY A MINIMUM OF TWO COATS OF GEM SEAL Black Diamond. ALLOW EACH COAT TO DRY THOROUGHLY BEFORE APPLYING SECOND COATS. TO DRY FOR 24 HOURS PRIOR TO OPENING TO VEHICLE TRAFFIC. 533 GALLONS

RE-STRIP AS PER EXISTING LAYOUT ON SEAL COATED AREAS ONLY.

FOR THE SUM OF : \$ 12,133.74 PRICE INCLUDES TAX OF \$924.74

PRICE IS BASED ON (1) MOBILIZATION OF 3 DAYS ON SITE [1 DAY OF PREP / 1 DAY OF SEAL COAT / 1 DAY OF RE-STRIPING]

Proline Paving, LLC holds (\$ 3,000,000.00) standard General Liability, Auto, Umbrella, WC insurance, blanket certificates for all projects/ unless special requirements are requested per project. Additional charges will apply for/when purchasing a Waiver of Subrogation and/or Additional Insured.

We appreciate the opportunity to provide you with this proposal and look forward to working with you upon approval. If you have any questions, please do not hesitate to contact our office at (210) 530-0062. WE RESERVE THE RIGHT TO MEET COMPETITIVE PRICES

If accepting, please sign and return: The following applies to Proposal/Quote:

When signed: will be considered a signed contract, if a formal contract is not awarded, signed, executed by the GC, or Subcontractor. In the event that neither is submitted, The GC, Subcontractor or Employee, Representative on site/field will sign and accept Proline Paving, LLC JOB CARD as an agreement to terms and conditions of this proposal. This includes any change orders by GC or Subcontractor and field representatives.

Proline Paving, LLC is only responsible for its asphalt work and expressly excludes any problems with subgrade or base, drainage issues on slopes less than 2%. any damage to unmarked underground utilities, clean-up in construction areas affected by daily work by other trades, for verbal instructions on change orders by superintendent in the field.

Payment will be made as outlined above, forms of payment accepted by Credit Card, Direct Deposit, Cash or Check.

THIS PROPOSAL MUST BE SIGNED AND CONSIDERED A CONTRACT, IF YOU ARE NOT SUBMITTING A FORMAL OR MASTER CONTRACT. ALL PROPOSALS AND CONTRACTS MUST INCLUDE (PER MATERIAL SUPPLIERS A PROJECT INFORMATION COVER SHEET).

Respectfully Submitted,

Humberto J Cortez

estimator@prolinepaving.com

Date Accepted ____/____/____

Accepted/Sign _____

Print Name: _____

AP Contact Info: Tel# _____

E-mail _____

Page 1

P.O. BOX 791324
SAN ANTONIO, TX 78279



210.530.0062

210.530.0064



SCTRCA CERTIFIED*SBE #219115107

PROPOSAL

BX

Ara

7/21/2026

Proposal No. 260721-3584

Attn: Ara

Project: 1813 Pat Booker Rd Parking Lot

Loc./Address 1813 Pat Booker Rd
Universal City ; Tx 78148

Scope of Work : Asphalt Repair / Seal Coat...

ASPHALT EXCLUSIONS:

PLEASE BE ADVISED : IF AWARDED PLEASE CONTACT ESTIMATOR 2 - 3 WEEKS PRIOR TO WORK DATE FOR SCHEDULING

**** Price is good JULY - AUGUST 2026 add 5% and 5% every six months after. ****

Price is subject to change due to any freight increases, liquid asphalt increases, and fuel surcharges incurred.

TESTING, PERMITS, SALES TAX, TAXES, BONDING, MILLING, CHIP-SEAL, DEMO WORK, BASE WORK, LANE CLOSURES, UTILITY CUTS, NIGHTS OR WEEKEND WORK, BONDING POLICE OFFICERS,

POWER WASHING / CLEANING BETWEEN LIFTS IF DONE AT SEPARATE TIMES.

** ASPHALT QUANTITIES TO BE MEASURED UPON COMPLETION OF WORK STATED ABOVE, ALL OVER-RUNS WILL BE BILLED ACCORDINGLY AT \$125.00 EACH ADDITIONAL TONNAGE .

ANY ADDITIONAL MOBILIZATIONS WILL RESULT IN A \$4,500.00 CHARGE .**

CRACK FILL EXCLUSIONS :

TxDOT approved hot pour sealer to fill all cracking areas.

A minimum of 2" squeegeed outside of existing crack.

MUST STAY OFF AREA FOR 2 - 3 HOURS AFTER APPLYING CRACK FILL

Proline Paving, LLC holds (\$ 3,000,000.00) standard General Liability, Auto, Umbrella, WC insurance, blanket certificates for all projects/ unless special requirements are requested per project. Additional charges will apply for/when purchasing a Waiver of Subrogation and/or Additional Insured.

We appreciate the opportunity to provide you with this proposal and look forward to working with you upon approval. If you have any questions, please do not hesitate to contact our office at (210) 530-0062. WE RESERVE THE RIGHT TO MEET COMPETITIVE PRICES

If accepting, please sign and return: The following applies to Proposal/Quote:

When signed: will be considered a signed contract, if a formal contract is not awarded, signed, executed by the GC, or Subcontractor. In the event that neither is submitted, The GC, Subcontractor or Employee, Representative on site/field will sign and accept Proline Paving, LLC JOB CARD as an agreement to terms and conditions of this proposal. This includes any change orders by GC or Subcontractor and field representatives.

Proline Paving, LLC is only responsible for its asphalt work and expressly excludes any problems with subgrade or base, drainage issues on slopes less than 2%. any damage to unmarked underground utilities, clean-up in construction areas affected by daily work by other trades, for verbal instructions on change orders by superintendent in the field.

Payment will be made as outlined above, forms of payment accepted by Credit Card, Direct Deposit, Cash or Check.

THIS PROPOSAL MUST BE SIGNED AND CONSIDERED A CONTRACT, IF YOU ARE NOT SUBMITTING A FORMAL OR MASTER CONTRACT. ALL PROPOSALS AND CONTRACTS MUST INCLUDE (PER MATERIAL SUPPLIERS A PROJECT INFORMATION COVER SHEET).

Respectfully Submitted,

Humberto J Cortez

estimator@prolinepaving.com

Date Accepted ____/____/____

Accepted/Sign_____

Print Name:_____

AP Contact Info: Tel# _____

E-mail_____

Page 2



Date: 7/20/2026
Project: SOHO Pizzeria
Address: 1813 Pat Booker Rd Universal City, TX 78148

Customer: SOHO Pizzeria
Contact: Ara Milland
Address: 1813 Pat Booker Rd Universal City, TX 78148
Email:

PROPOSAL	Qty	Unit	Unit Price	Total
Concrete Pad Removal and Asphalt Prep Remove 12,700 square feet, 6 inch depth of concrete. - We will saw cut and remove existing concrete - We will furnish and install subgrade at 3" in depth and prep for asphalt installation - Purchaser is responsible to ensure all vehicles are removed (towing if required) from the affected areas no later than 7:00 a.m.	1	Each	\$76,705.88	\$76,705.88
Asphalt Repair Repair 12,699 Square Feet excavated up to a depth of 2.00 inches - Sawcut, demo and haul off damaged pavement in specified areas. - Apply tack coat to vertical edges and repave with 2.0" TXDOT Type D Asphalt - If the subgrade is deemed unsuitable to pave on we will have to remove the existing subgrade and install additional asphalt at \$120.00 per ton. - Includes 1 mobilization, each additional \$5,500.00 - Excludes striping, testing, traffic control, base work, base prep	18429	Area	\$3.40	\$62,599.62
Striping - We will layout and stripe to existing configuration or provided site plans. - This will include all lines, ADA spaces, ADA loading and unloading zones and fire lane with stenciling. - This includes 1 mobilization, additional mobilizations will incur a \$775 charge. - Excludes power washing or sandblasting of existing paint on curbs or pavement - Cleaning of the site is not included prior to striping	1	Each	\$1,500.00	\$1,500.00
TAX STATUS: COMMERCIAL REMODEL This is a commercial remodel project. Sales tax is due as presented on this invoice				

TERMS AND CONDITIONS: Alpha Paving Industries LLC will supply all labor, equipment, and materials for the proposed work unless specified above otherwise. This quote is inclusive and based on Alpha Paving performing all items above. Any deviation from the work described above may require a revised bid. Change orders will only be executed upon written orders. We reserve the right to progress bill for work partially completed. Alpha Paving will carry General Liability and Workman's Compensation Insurance. It is the customer's responsibility to notify Alpha Paving of any utilities buried less than 12 inches deep including private utilities and irrigation. Alpha Paving will not be held liable for any damage to such utilities if not notified prior to start of work. Payment made after specified payment terms could result in late fees, accrued interest, and attorney's fees. Retainage is not to be held unless specified by separate contract. This proposal is valid for 30 days.

PROPOSAL ACCEPTANCE: The above prices, specifications, terms, and conditions are accepted. Payment will be made in full **NET 30 DAYS** after completion of work unless specified otherwise under a separate written agreement. I agree to complete a Project Information Form (next page) prior to scheduling of work.

Subtotal	\$140,805.50
Sales Tax	\$11,616.46
Grand Total	\$152,421.96

Thank you for the opportunity to bid this work for you. Please let me know if you have any questions!

Corey Woodul
corey@alphapaving.com

Authorized Signature

Printed Name

Title

Date



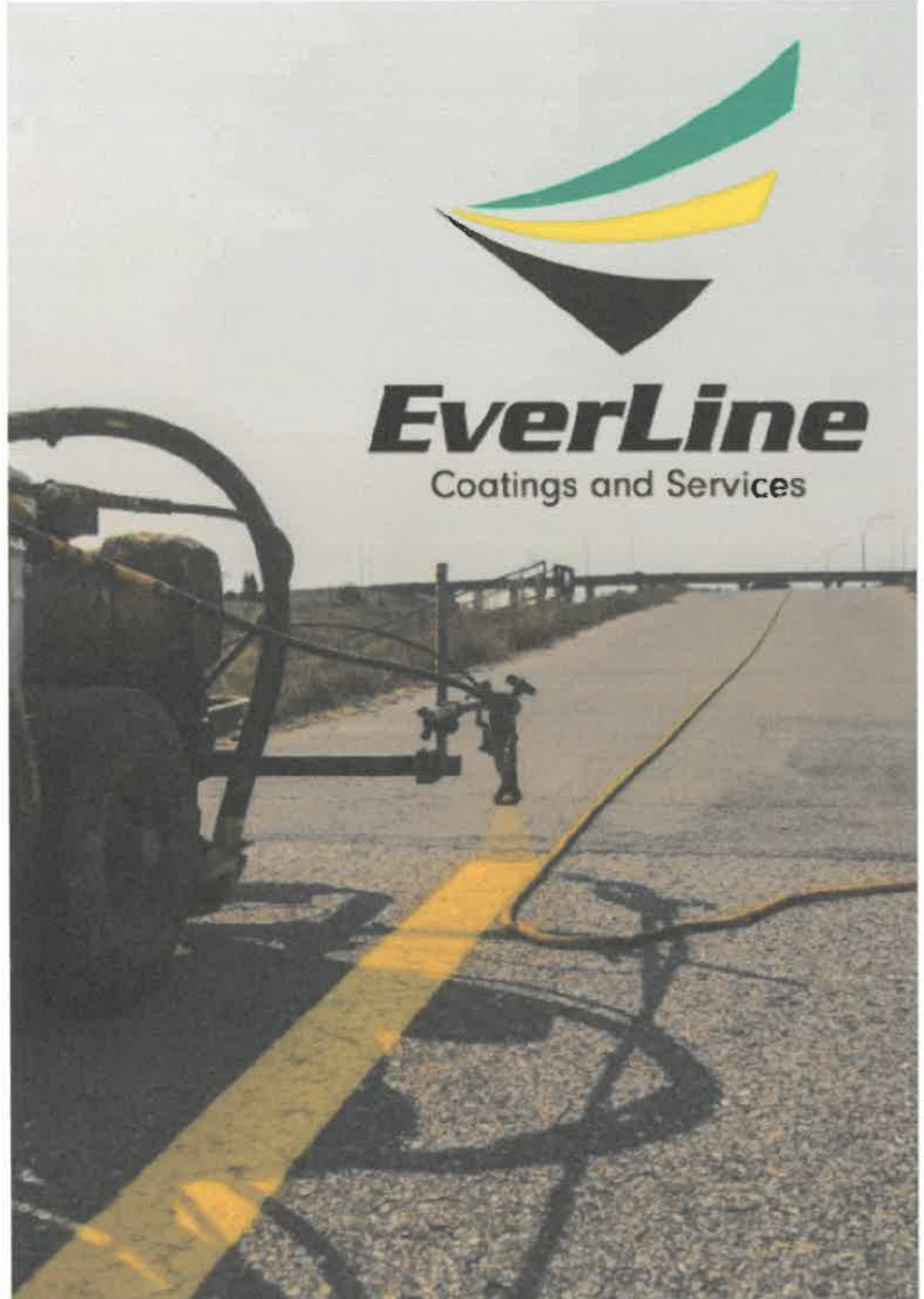


SOHO Pizza - Scope

Parking Lot Maintenance

#2

Prepared For:
No Company USA
Ara Milland



EverLine
Coatings and Services

RETHINK PAVEMENT MAINTENANCE



Scope of Work

1813 Pat Booker Road, Universal City, TX, USA



New Layout Line Striping

Clear Markings. Safer Lots.



Select	Item Name	Price
☒	(2) ADA Stencils, Hatching, Fire Lane/Curbing with stenciling, stall lines	\$1,867.60

Sub Total: \$1,867.60 | Tax (8.25%): \$154.08

Total: \$2,021.68

Service Notes:

- Traffic paint striping must be performed with ambient and pavement temperatures at or above 40°F and rising, in accordance with manufacturer specifications.
- Pavement surfaces must be clean, dry, and free of moisture, dust, oils, or contaminants prior to application.
- New layout striping requires additional measuring, layout design, chalk lining, and field verification, and may require additional time onsite.
- Existing markings may require removal, grinding, or surface preparation if they interfere with the new layout.
- Traffic markings are to be painted using high quality Municipal-Grade traffic paint.
- All high traffic areas will receive two (2) coats of paint (crosswalks, speed bumps, stop bars, etc.).
- EverLine crews provide a professional, well-managed on-site presence, maintaining clean, organized work areas daily and ensuring complete site restoration at project close-out.

Asphalt Sealcoating

Protect Your Pavement. Preserve
Your Investment.



Select	Item Name	Price
☒	AE Sealcoating	\$4,982.40

Sub Total: \$4,982.40 | Tax (8.25%): \$411.05

Total: \$5,393.45

Service Notes:

- Sealcoating must be applied during acceptable weather conditions, including minimum ambient and surface temperatures of 50°F and rising, in accordance with manufacturer guidelines.
- Application requires adequate sunlight and drying conditions to allow the sealer to properly cure. Shaded areas, low sun exposure, or extended drying times may require additional cure time or phased application.
- Preparation includes the blowing, sweeping, and oil spot priming of the application surface.
- **Price includes two (2) coats as recommended by the sealant manufacturer.**
- To ensure proper curing and long-term performance, all pedestrian and vehicular access must remain restricted for a minimum of 24 hours after application. Premature access may result in surface damage and will void performance expectations for the affected areas.
- EverLine crews provide a professional, well-managed on-site presence, maintaining clean, organized work areas daily and ensuring complete site restoration at project close-out
Sealcoat will not adhere to exposed dirt or unrepaired potholes. It is suggested to make repairs prior to coating.

#3

SERVING LA VERNIA, AND SURROUNDING AREAS



PECOS FENCE

210-655-5656



PECOSFENCE.COM

FENCE CONTRACT

NAME Ara Milland
BILLING ADDRESS 1813 Pat Booker
CITY U.C., TX ZIP 7848 PH [REDACTED]

MATERIAL

STYLE Cedar Privacy - Stair Step Style
HEIGHT 6' TOP standard DE
POSTS postmaster steel
RAILS (x3) 2x4x8 Treated
PICKETS // FABRIC 1x6x6 cedar

JOB ADDRESS _____
PHONE _____ EN

100

CHARGES

100 LIN. FT @ cedar fence m. = \$2,900.00
____ LIN. FT @ _____ ft. = _____
____ GATE(S) @ _____ ea. = _____
____ GATE(S) @ _____ ea. = _____
____ TEAR OUT @ _____ = _____
____ EXTRA-POSTS @ _____ = _____
CLEARING _____ = _____
OTHER _____ = _____

NOTE: ALL MEASUREMENTS ARE APPROX.

ESTIMATED TOTAL \$2,900.00
50% DEPOSIT 50%
ESTIMATED BALANCE _____



ALAMO FENCE COMPANY OF SAN ANTONIO INC.

579 Weil Road • Cibolo, TX 78108
Phone: (210) 566-6816

This is not an order until accepted by main office.

Approved By _____

QUOTATION/CONTRACT

(Party Responsible for Payment)

So Ho Pizzeria
1813 Pat Booker Rd
Universal City, TX

PH. Work: _____

PH. HOME: _____

Date: 7/24/26

Customer P.O. # _____

JOB NAME & LOCATION

KEY MAP NO.

LINE POSTS

1 1/2" ☐

2" ☐

2 1/2" ☐

T

P

DEEP

BRACES ☐

RODS ☐

NONE ☐

TERMINALS

T

P

2 1/2"

3"

4"

OTHER

END POSTS

☐

☐

☐

☐

G P

CORNER

☐

☐

☐

☐

☐

GATE

☐

☐

☐

☐

☐

CHAIN LINK

IF REGULAR
RESIDENTIAL
SPECS ☐

x IN SQUARE
ABOVE

OVERALL HT

☐ ARMS OUT

☐ ARMS IN

☐ ARMS UP

☐ WITH B-W

☐ NO B-W

2 FT B-W ☐

4 FT B-W ☐

TOP RAIL

1 1/2" ☐

1 1/2" ☐

OF RAILS

T

P

FABRIC

11 GA ☐

9 GA ☐

WOOD L ☐

VINYL ☐

OTHER

GATE FRAME

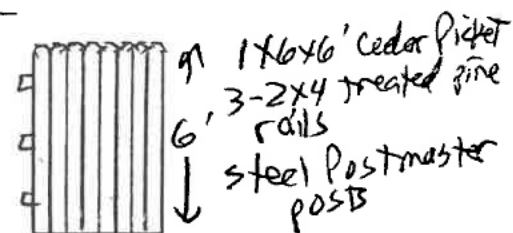
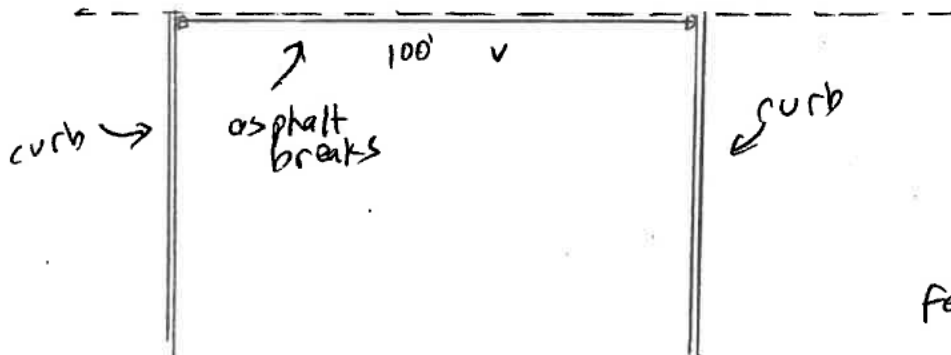
1 1/2" ☐

1 1/2" ☐

2" ☐

*Customer responsible for HOA
approval and permit fees.

leave existing
fence



fence will follow grade to
match slope of ground,
not stair-step.
A few inches of fence
in back will show above
new fence @ steps.

(U.G.#)

TERMS: HEREOF ARE CASH ON COMPLETION: past due accounts shall bear interest at the current statutory rate. Title to the contract improvements remains in seller until paid, subject to repossession without trespass: A charge of \$100.00 shall be made for each occasion construction is suspended at request of purchaser to defray additional trip charges. No fence shall be constructed unless appropriate survey pins are visible and all fence lines are cleared, except at risk of purchaser, purchaser covenants to ascertain buried cables, if any, on the property. Seller makes no warranty relating to property lines or surveys. Purchaser expressly releases seller from all claims for damage to underground facilities, trees, shrubs and appurtenances. If this contract is placed with an attorney for suit or collection through probate, bankruptcy, or otherwise, purchaser agrees to pay all related expenses and reasonable attorney fees. Verbal commitments are not valid, no warranty is implied.

This is not an order until accepted by main office

Customer Signature _____ Title: _____

Date: _____

(QUOTATION IS VALID FOR 30 DAYS)

By Representative: Mark McDonald 512-720-1883

Feet of Fence @		
Feet of Gate @		
Feet of Gate @		
Terminal Posts @		
Terminal Posts @		
Hard Dig @		
T D H A Old Fence @		
Installation Charge		
Stain		
Permit:		\$
Sub-Total:		\$ 5544.00
Tax:		\$ 457.38
TOTAL: →		\$ 6001.38
- 1/3 Down Payment:		\$ - 2000.00
Pay this Amount on Completion:		\$



13115 Wetmore Rd. ♦ San Antonio, TX 78247
(210) 545-6767 ♦ Fax (210) 490-9353
www.saqualityfence.com

July 23, 2026

Ara Milland
SOHO Pizzeria
1813 Pat Booker Rd
San Antonio, TX 78148

Scope of work:

Install 98 linear feet of 6' tall 1"x4"x6' cedar pickets on 3-rail wood fence
Posts will be core drilled into existing concrete

- Post: 4"x4" treated #2 (placed 8' on center)
- Rail: 2"x4" treated #2 (3-rails per section)
- Pickets: 1"x4"x6' cedar #2 (actual size 5/8"x3-1/2")

Total: \$3,261.80

We exclude the following:

Grounding rods, electrical service to operators and entry system, other items not listed above, demolition of existing fence, temporary fence, sleeves, cores, embeds, permits, and rock excavation.

Notes:

Quote is based on total linear feet, or description above only, and any additional feet, or work will be extra to contract. Quote is based on today's material market prices, will be subject to change after 15 days. Quality fence is not responsible for underground utilities, irrigation systems, vegetation within 3 feet of fence line, gaps at bottom of fence due to sudden grade changes, or final layout of fences and gates. On site utilities will be utilized during the construction process.

Thank you,
Schain Hoover
Shoover@saqualityfence.com



ESTIMATE

JBD Enterprises
109 Bolerio
Universal City, TX 78148

jack@jbdllc.net
+1 (210) 945-4747

Bill to
Ara Milland
[REDACTED]
1813 Pat Booker Rd.
Universal City, Texas 78148

Ship to
Ada Millond
[REDACTED]
1813 Pat Booker Rd.
Universal City, Texas 78148

Estimate details
Estimate no.: 2203
Estimate date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Address	The following is for work at 1813 Pat Booker Rd. Universal City, Tx. 78148	1	\$0.00	\$0.00
2.		Concrete/Slab	Demo all existing asphalt in the area of new concrete as well as removing the 4 concrete footers that are in the area of new pour. Demo area of any organic or inorganic material. Form concrete slab 31' x 8'6" with a 8'6" x 5' landing then continue the ADA ramp along side of building for 6 additional feet. Concrete will include standard 4" 3000PSI concrete with #3 Rebar. Haul off all construction debris from concrete work. THIS IS AN ESTIMATE NOT A QUOTE. FINAL QUOTE WILL BE DONE ONCE PLANS ARE SUBMITTED.	1	\$12,015.00	\$12,015.00
3.		Welding and metal work	Build and install iron metal railing around new concrete deck and ADA ramp. Final quote will be when we have exact measurements from drawings. THIS IS AN ESTIMATE NOT A QUOTE. FINAL QUOTE WILL BE DONE ONCE PLANS ARE SUBMITTED.	1	\$5,500.00	\$5,500.00
4.		Carpenter exterior	Frame a 20' x 13' office to attach to rear of building. Frame building using 2x4 lumber for walls 16" O.C..	1	\$38,500.00	\$38,500.00

Rafters will be 2x6 lumber 16" O.C.
 1/2" OSB sheathing and roof decking.
 New building to be attached to rear of
 existing building.
 Install new 36" exterior door on new
 building.
 Basic electrical included.
 Shingle 25 yr roofing included.
 (upgraded roofing will be additional
 cost).
 Insulation standard to code included.
 Sheetrock included.
 Painting interior and exterior (up to 3
 colors) included
 Flooring will be extra.
 Plan Drawings will be added.
 THIS IS AN ESTIMATE NOT A QUOTE.
 FINAL QUOTE WILL BE DONE ONCE
 PLANS ARE SUBMITTED.

5.	Haul away and Dump Fees	Clean and haul away all work related debris.	1	\$450.00	\$450.00
6.	Permit Fees	Permit fees will be added.	1	\$0.00	\$0.00

Subtotal \$56,465.00

Sales tax \$4,658.36

Note to customer

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The
 summary above is furnished by JBD Enterprises as a good faith
 estimate of work to be performed at the location described above
 and is based on our evaluation and does not include material price
 increases or additional labor and materials which may be required
 should unforeseen problems arise after work has started. Final costs
 may differ from estimate if unforeseen issues arise. By accepting this
 estimate customer agrees and authorizes the work as summarized
 on these estimated terms and agrees to pay the full amount for all
 work performed.

ANY ROTTEN OR DAMAGED MATERIAL FOUND WHILE
 PRESSURE WASHING, REMOVING ROOFING, SIDING OR
 SHEETROCK WILL BE REPAIRED AT AN ADDITIONAL CHARGE.
 ESTIMATE WILL BE EVALUATED AFTER A THIRTY DAY PERIOD
 HAS EXPIRED FROM DATE SHOWN ABOVE.

Total \$61,123.36

Accepted date

Accepted by



INVOICE

INV-000619

Balance Due
\$5,722.00

OK Construction Co. LLC

Texas
U.S.A
chad@okcons.com

Invoice Date : 23 Jul 2026
Terms : Due on Receipt
Due Date : 23 Jul 2026

Bill To
Ara Milland

Subject :
1813 Pat Booker Rd.

#	Item & Description	Qty	Rate	Amount
1	Comm. Architecture Designs Foundation cutting requirements, materials of new metal or wood framed walls, coverage materials.	960.00 ft	2.50	2,400.00
2	Engineering Foundation Design	960.00 ft	2.00	1,920.00
3	Engineering-Framing Design, includes wind-bracing, roof plan, lumber or metal frame schedule.	576.00 ft	2.00	1,152.00
4	Site Visit Confirm Measurements and Draft Design Details about the project.	1.00	250.00	250.00
5	Note: ALL 2D CONSTRUCTION DOCUMENTS shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that the work conforms to the provisions of the code.	1.00	0.00	0.00
6	Disclaimer: Major changes to final floor plans will require a change order. i.e. rotating interior 2D layout 360 degrees creates extra effort to re-construct new set of plans, etc. Billed hourly at \$75 for Change Orders.	1.00	0.00	0.00

#	Item & Description	Qty	Rate	Amount
7	CC transaction Fee Square Processor Charges x 0.03% (if you pay by card) or you can Zelle Chad@OkCons.com, or you can make an ACH payment, just let me know if you want to avoid this expense, there are other ways to pay for my services. https://cash.app/\$OKCONSTRUCTIONCO	1.00	0.00	0.00
Sub Total				5,722.00
Total				\$5,722.00
Balance Due				\$5,722.00

Notes

Payment Schedule: 50% down to start, 50% down when you are satisfied. Upon Permit Issuance_FINAL PLAN. DOES NOT INCLUDE "POST PERMITTED" APPROVAL THAT WILL REQUIRE A NEW CONTRACT.

Payment Options



Terms & Conditions

This quote includes minor changes up to 4 hours after final architectural plans are "completed or you say they are final". This quote DOES NOT include permitting, permitting assistance, or inspections with local ordinances in your county where you are building the structure. We will update plans after everything is deemed as complete at an hourly rate at \$75/per hour may apply as needed to accommodate future requests.

#1



Client Name: _____

Date: _____

Address: _____

SOHO PIZZA					
1813 DAT BOULEVARD RD					
UNIVERSAL CITY TX 78148					
REMOVAL of EXISTING METAL AWNING'S					
* Pour 33x12 grey concrete slab					
* Provide + install 33'x13' Boulder coat					
UMBRA SOLAR ALUMINUM INSULATED PASTO COAT					
8' LED lights w/ Dimmer					
2) FANS INSTALL Provided by owner					
Black Aluminum 36" HAND RAIL w/ 1 GATE					
included					
\$8,000	SLAB	CADS + PERMITS			
		included			
\$32,000	COVER + SCHEDULE				
\$7,200	RAILS + GATE				
<u>\$47,200</u>					

- **Motorized Louvers:** Span up to 14 feet wide and 20 feet long.
- **Lattice Options:** Span 20 feet unsupported, available in various colors and finishes.



www.UMBRASOLACE.com

Ortiz Construction & Designs

Ortiz _constructionllc@yahoo.com · +1 (210) 838-3485

License # RBC-23-01322

Estimate **#EST-f75e** | Issued **Aug 1, 2026** | Total **\$61,815.95** | Pending

PREPARED FOR

Aracely Mailland

1813 Pat Booker Rd.

Universal City

[REDACTED]

[REDACTED]

PROJECT BREAKDOWN

Deck Construction

- Demolish and remove existing deck structure.
- Construct a new pressure-treated wood deck to match the footprint of the existing structure.
- Build a set of wooden steps leading from the deck to the ground level.
- Install a wooden handrail system for the steps for safety compliance.

Railing Installation

- Supply and install a black metal railing system around the perimeter of the new deck.
- Install black metal handrails on the newly constructed wooden steps.
- Ensure all metal components are securely anchored to the deck frame and steps.

Landscaping and Groundwork

- Prepare the garden bed area along the front of the deck.
- Install new shrubbery as per the design in the reference photo.
- Apply a fresh layer of mulch to the garden beds.
- Ensure all plants are properly spaced and set in soil.

Painting and Finishing

- Prep and paint the exterior façade of the front of the building.
- Clean, sand, and prep the metal awning for new coating.
- Apply high-quality oil-based metal paint to the awning to match the yellow/gold color in the photo.
- Paint the new wooden deck and steps to match the desired finish. Reconstruct shed on backside of building 12 × 12 4 × 8 for Siding 2 × 4 walls two by roof Cavallo Metal Roof V crimp. Painted door one light on exhaust fan on existing slab \$12,200.

LINE ITEMS

ITEM DESCRIPTION	TOTAL
PAINTING AND FINISHING	
labor	\$7,200.00
material	\$2,321.10
RAILING INSTALLATION	
labor	\$3,000.00
material	\$3,809.00
DECK CONSTRUCTION	
labor	\$8,320.00
material	\$4,728.07
LANDSCAPING AND GROUNDWORK	
labor	\$1,760.00
material	\$1,456.00
OTHER	
material	\$12,200.00
Markup	\$17,021.78
REAR SHED, WOOD FRAME, METAL ROOF PAINTED DOOR, ONE LIGHT EXHAUST FAN, WHICH STRUCTURE	
material	\$0.00
Subtotal	\$61,815.95
Total	\$61,815.95



PL Construction

Jose Luis Alvarado

830-488-8153

pl_construction@outlook.com

Estimate #1139

Date 07/20/2026

Ara Soho Pizzeria

1813 Pat Booker Rd.

Universal City, TX 78148



Wall Repair and Texture Matching

\$1,100.00

- Remove any loose, damaged, or compromised drywall material in the affected wet area.
- Allow the area to dry and verify that moisture-related damage has been addressed before repairs.
- Patch and repair the damaged wall section using appropriate drywall repair materials and techniques.
- Sand and finish the repaired area to create a seamless transition with the surrounding wall surface.
- Match the existing wall texture as closely as possible to blend with adjacent finishes.
- Leave the repaired area ready for primer and paint by others unless otherwise specified

Paint Inside and Outside of the Restaurant

\$3,000.00

- Customer choice: Sherwin-Williams 7008 Alabaster

Roof Leak Investigation and Repair

\$ 250.00

- Access the roof and perform a thorough inspection to identify the source or sources of water intrusion.
- Inspect roofing materials, flashing, penetrations, vents, pipe boots, valleys, and other potential leak points.
- Perform necessary repairs to stop active leaks and prevent future water intrusion.
- Seal, replace, or repair damaged roofing components as required to restore the roof's watertight integrity.
- Verify repairs upon completion and ensure the leak source has been properly addressed.
- Complete repairs to prevent further water damage to the interior drywall, ceilings, and surrounding finishes.

Build New 30X20 Storage (Back of Restaurant) \$6,500.00

●Materials and Labor Only

●Customer MUST get blueprints and/or appropriate paperwork required by the City of Universal City.

Replace current countertop with Quartz \$4,920.00

●2 black Super Jumbo quartz slabs (customer choice) \$1012.00 each, and labor for 10x2, 12x2, and 7x4 countertop.

Total Project \$15,770.00

Thank you for your business!

We look forward to hearing from you.

PL Construction

Accepted by: _____

Date: _____

Quote



mr.roof247@gmail.com

MR. Roof & Construction
963 Hedgestone, San Antonio, TX 78258
Phone: 210-365-3319 Fax: 210-616-2127
 mr.roof247@gmail.com

July 15, 2026

TO Name: SOHO Pizzeria
 Address: 1813 Pat Booker Rd
 Universal City, Tx - 78148
 Phone:

SALESPERSON	JOB	POLICY	FIRST PAYMENT	SECOND PAYMENT	REMAINING BALANCE	DUE DATE
			\$19,000		\$20,000	

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

DESCRIPTION: MAIN HOUSE						
Remove old flooring and polish new floor color black TBD						\$8500
Repair wall texture and re texture bathrooms walls						\$2000
Paint inside and outside of restaurant						\$6500
Take down storage and and repair wall						\$1500
Install new drive thru window						\$500
Demolish and build a new concrete deck						\$6000
New hand rail around deck and repair awning						\$4000
Build new 30x20 storage in back (just frame work)						\$10000
SUBTOTAL						
TOTAL						\$39,000

This is a Invoice on the goods named. All roofing has a 5 yr. no leak warranty on labor and all construction has 1yr. warranty.

Thank you for your business!

RESOLUTION NO. 2026-10
1813 Pat Booker Road

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION APPROVING THE PERFORMANCE AGREEMENT WITH ARACELI MILLAND CORONADO FOR AN ECONOMIC DEVELOPMENT INCENTIVE IN EXCHANGE FOR THE IMPROVEMENT OF A COMMERCIAL ZONED PROPERTY LOCATED AT 1813 PAT BOOKER ROAD; AUTHORIZING ALL NECESSARY ACTIONS, INCLUDING EXECUTION OF NECESSARY DOCUMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Universal City Economic Development Corporation (the "Corporation") is a public instrumentality and non-profit economic development corporation duly established and operating under Local Government Code, Chapters 501 and 505, *et seq.*, as amended, known as the Development Corporation Act of 1979 (the "Act"), and is acting with the approval of the governing body of the City of Universal City, Texas (the "City"); and,

WHEREAS, the Board finds, pursuant to Texas Local Government Code Subtitle C1, including Section 505.155, thereto, that improvement of an existing commercial structure is a required and suitable project for the promotion and development of new or expanded commercial enterprises; and

WHEREAS, the Board finds the development of the Project may be best facilitated by entering into a Performance Agreement, as authorized by Texas Local Government Code Section 501.158, and the creation of jobs; and

WHEREAS, the Board finds it to be fair and equitable to reimburse Araceli Milland Coronado for a portion of the improvement costs after all permits have been closed by the City's Development Services Department; and

WHEREAS, as provided in the Performance Agreement, the economic development incentive shall be reimbursed to the business owner after the renovation project has been completed and all permits closed out.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY INDUSTRIAL DEVELOPMENT CORPORATION THAT:

SECTION 1. The findings set out above are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2. The Performance Agreement, and attachments thereto including but not limited to the Unimproved Property Contract, is hereby approved in substantial form as Attachment "A" attached hereto and incorporated herein by reference for all purposes.

SECTION 3. Leonard Dagg, in his capacity as the Vice President of the Universal City Economic Corporation, is hereby authorized and directed to take actions, including the execution of contracts that are in substantial form as Exhibit "A" and contract and all other agreements, instruments or documents, reasonably necessary to facilitate the purpose of this Resolution.

SECTION 5. This Resolution is effective upon passage.

DULY RESOLVED AND ADOPTED by the Board of Directors of the Universal City Economic Development Corporation, this 13th day of August 2026.

UNIVERSAL CITY ECONOMIC
DEVELOPMENT CORPORATION

Leonard Dagg, Vice President

ATTEST:

Roland Hinojosa, Corporate Secretary

PERFORMANCE AGREEMENT

This Agreement is by and between the UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION, hereinafter referred to as “UCEDC”, a Texas Corporation, and Araceli Milland Coronado hereinafter referred to as “Contracting Parties”, is as follows:

WITNESSETH

WHEREAS on the 28th day of July 2026, Contracting Parties made application to the UCEDC for assistance in accomplishing an economic development improvement project for its property located in Universal City, Texas, a copy of which is attached hereto and marked Exhibit “A” and incorporated herein for all purposes; and

WHEREAS the UCEDC has considered the same and is of the opinion that a grant should be made, conditioned upon certain agreements of the parties; and

WHEREAS the Contracting Parties have agreed to all of the conditions as hereinafter set forth.

NOW, THEREFORE, the parties agree as follows:

ARTICLE I REPRESENTATIONS AND WARRANTIES

1.1 Representations of Contracting Party. Contracting Parties are individuals and corporations and hereby make the following representations, warranties, and covenants to Universal City and the UCEDC as of the Effective Date:

- (a) Authorization. The execution, delivery, and performance by Contracting Parties of this Agreement will not result in the breach of or constitute a default under any loan or credit agreement, or other material agreement to which Contracting Parties is a party or by which Contracting Parties or its material assets may be bound or affected. The execution of this Agreement by Contracting Parties does not require any consent or approval that has not been obtained, including without limitation the consent or approval of any Governmental Authority.
- (b) Enforceable Obligations. All documents executed by Contracting Parties pursuant hereto, and all obligations of Contracting Party hereunder and thereunder are enforceable against Contracting Parties in accordance with their respective terms, except as such enforcement may be limited by bankruptcy, insolvency, reorganization, or other similar laws affecting the enforcement of creditor's rights generally, and by general equity principles regardless of whether such enforcement is considered in a proceeding in equity or at law.
- (c) No Legal Bar. The execution and delivery of this Agreement and the performance of its obligations hereunder by Contracting Parties will not conflict with any provision of any law, regulations, or Governmental Rules to which Contracting Parties are subject or conflict with, or result in a breach of, or constitute a default under any of the terms, conditions or provisions of any agreement or instrument to which Contracting Parties are a party or by

which it is bound or any order or decree applicable to Contracting Parties.

- (d) Litigation. There are no legal actions or proceedings pending or, to the knowledge of Contracting Parties, threatened against Contracting Parties which, if adversely determined, would materially and adversely affect the ability of Contracting Parties to fulfill its obligations under this Agreement or the financial condition, business, or financial or business prospects of Contracting Parties.
- (e) Documents. All documents made available by Contracting Parties to Universal City and the UCEDC including without limitation all financial documents relating to Contracting Party are true, correct, and complete copies of the instruments which they purport to be and accurately depict the subject matter addressed therein.
- (f) Knowledge. Contracting Parties have no knowledge of any facts or circumstances which currently evidence, or with the passage of time would evidence, that any of the representations made by Contracting Parties under this Agreement are in any way inaccurate, incomplete, or misleading.

1.2 Disclaimer. CONTRACTING PARTIES ACKNOWLEDGES THAT, EXCEPT FOR UNIVERSAL CITY'S AND THE UCEDC'S EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED WITHIN THIS AGREEMENT, IF ANY, NEITHER UNIVERSAL CITY, THE UCEDC, NOR ANY EMPLOYEE, OFFICER, ELECTED OFFICIAL, REPRESENTATIVE, OR AGENT OF UNIVERSAL CITY OR THE UCEDC, NOR ANY RELATED PARTY OF UNIVERSAL CITY OR THE UCEDC, HAS MADE ANY REPRESENTATION OR WARRANTY WHATSOEVER (WHETHER EXPRESS OR IMPLIED) REGARDING THE SUBJECT MATTER OF THIS AGREEMENT, OTHER THAN THE EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED IN THIS AGREEMENT, IF ANY.

1.3 The Contracting Parties agree to all the terms and conditions of UCEDC Economic Development Improvement Program to the satisfaction of the UCEDC in the UCEDC's sole discretion.

1.4 The Contracting Parties agree to all terms and conditions of UCEDC Economic Development Improvement Program as outlined in the application as well as the program itself.

1.5 The Contracting Parties agree to comply in all things with the Texas Local Government Code Section §501.158 and Texas Local Government Code Sections §2264.051, §2264.052 and §2264.053.

1.6 The Contracting Parties represent and warrant to the UCEDC that the following is a schedule of additional payroll or jobs to be created or retained and capital investment to be made as a condition of receiving the consideration agreed to:

The UCEDC will reimburse after all permits have been closed out up to \$_____ for the project at 1813 Pat Booker Road provided Araceli Milland Coronado spends \$143,968.81 on property improvements, including flooring, HVAC, signage, parking lot repair and restriping, fencing, outdoor

eating patio, office addition, wall repair, roofing and countertop upgrades at 1813 Pat Booker Road, and agrees not to hire any undocumented workers.

1.7 The UCEDC and Contracting Parties represent and warrant to the UCEDC that it does not currently nor will it knowingly employ an undocumented worker.

1.8 The Contracting Parties further agrees that after receiving said assistance from the UCEDC if the business, a branch, division or department of the business is convicted of a violation under 8 USC Section §1324(a)(f), the Contracting Parties shall repay the amount of the grant, with interest, at the rate and according to the other terms provided by an agreement under Section §2264.053 of the Texas Local Government Code, not later than the 120th day after the date the UCEDC notifies the business of the violation.

1.9 The parties additionally agree that in compliance with Section §2264.055 of the Texas Local Government Code, the Contracting Parties shall pay interest on the grant money at the rate of six percent (6%) per annum compounded annually in addition to refunding the money as set forth above.

ARTICLE II INDEMNIFICATION, ATTORNEYS' FEES, AND OTHER REMEDIES

2.1 CONTRACTING PARTIES COVENANT AND AGREE TO FULLY INDEMNIFY AND HOLD HARMLESS UNIVERSAL CITY, THE UCEDC, AND THE ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, VOLUNTEERS, REPRESENTATIVES, AND AGENTS OF UNIVERSAL CITY AND THE UCEDC (COLLECTIVELY, THE "INDEMNIFIED PARTIES"), INDIVIDUALLY OR COLLECTIVELY, FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITIES, AND SUITS OF ANY KIND AND NATURE, INCLUDING BUT NOT LIMITED TO, PERSONAL OR BODILY INJURY, DEATH AND PROPERTY DAMAGE, MADE UPON THE INDEMNIFIED PARTIES, DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM, OR RELATED TO CONTRACTING PARTY'S ACTIVITIES UNDER THIS AGREEMENT, INCLUDING ANY ACTS OR OMISSIONS OF CONTRACTING PARTY, ANY AGENT, OFFICER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT, CONTRACTOR, OR SUBCONTRACTOR OF CONTRACTING PARTY, AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS, AND REPRESENTATIVES, WHILE IN THE EXERCISE OR PERFORMANCE OF THE RIGHTS OR DUTIES UNDER THIS AGREEMENT, ALL WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO UNIVERSAL CITY AND THE UCEDC UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE INDEMNIFIED PARTIES AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. CONTRACTING PARTY SHALL PROMPTLY ADVISE UNIVERSAL CITY AND THE UCEDC IN WRITING OF ANY CLAIM OR DEMAND AGAINST THE INDEMNIFIED PARTIES OR CONTRACTING PARTY KNOWN TO CONTRACTING PARTIES AND RELATED TO OR ARISING OUT OF CONTRACTING PARTY'S

ACTIVITIES UNDER THIS AGREEMENT AND SHALL SEE TO THE INVESTIGATION AND DEFENSE OF SUCH CLAIM OR DEMAND AT CONTRACTING PARTY'S COST. THE INDEMNIFIED PARTIES SHALL HAVE THE RIGHT, AT THEIR OPTION AND AT THEIR OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING CONTRACTING PARTY OF ANY OF ITS OBLIGATIONS UNDER THIS PARAGRAPH. CONTRACTING PARTIES FURTHER AGREE TO DEFEND, AT THEIR OWN EXPENSE AND ON BEHALF OF THE INDEMNIFIED PARTIES AND IN THE NAME OF THE APPLICABLE INDEMNIFIED PARTY, ANY CLAIM OR LITIGATION BROUGHT AGAINST THE INDEMNIFIED PARTIES IN CONNECTION WITH ANY SUCH INJURY, DEATH, OR DAMAGE FOR WHICH THIS INDEMNITY SHALL APPLY, AS SET FORTH ABOVE. CONTRACTING PARTY'S OBLIGATIONS UNDER THIS SUBSECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

2.2 Independent Operator. It is expressly understood and agreed that Contracting Parties are and shall be deemed to be an independent operator responsible to Universal City and the UCEDC for its respective acts or omissions and that Universal City and the UCEDC shall in no way be responsible therefore.

2.3 Attorneys' Fees and Expenses. In the event that Contracting Parties should default under any of the provisions of this Agreement and Universal City or the UCEDC should employ attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of Contracting Parties herein contained, Contracting Parties agree to pay to Universal City and the UCEDC reasonable fees of such attorneys and such other expenses so incurred by Universal City and the UCEDC.

2.4 Non-Waiver of Remedies. No remedy herein conferred upon or reserved to Universal City or the UCEDC is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

2.5 Waiver of Consequential Damages. Contracting Parties waive all present and future claims for consequential damages against Universal City and the UCEDC and the appointed or elected officials, members, agents, employees, officers, directors, and representatives of Universal City and the UCEDC arising from or related to this Agreement, and such waiver shall survive any termination of this Agreement.

2.6 Release of Existing Claims. CONTRACTING PARTIES, ON BEHALF OF ITSELF AND ITS MEMBERS, MANAGERS, OFFICERS, AND DIRECTORS HEREBY RELEASES ANY AND ALL CURRENTLY EXISTING CLAIMS OF EVERY KIND OR CHARACTER WHICH CONTRACTING PARTIES HAVE OR MAY HAVE UNDER OR PURSUANT TO THIS AGREEMENT AGAINST UNIVERSAL CITY, THE UCEDC, OR THEIR RESPECTIVE APPOINTED OR ELECTED OFFICIALS, MEMBERS, AGENTS, EMPLOYEES, OFFICERS, DIRECTORS, AND REPRESENTATIVES, INDIVIDUALLY AND COLLECTIVELY.

ARTICLE III
MISCELLANEOUS

3.1 ~~Term~~ The Agreement for this project is valid for eighteen (18) months at which time all related work must be either completed and approved by the City or the applicant shall have applied to the UCEDC for an extension and received said extension.

3.2 Binding Agreement; Assignment. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the Parties hereto. This Agreement may not be assigned by Contracting Parties without the prior written consent of Universal City and the UCEDC.

3.3 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to, and shall not be deemed to, create a partnership or joint venture among the Parties.

3.4 The parties further agree that this agreement shall be performed in conformance with the laws of the State of Texas and shall be performable in Bexar County, Texas.

3.5 The parties further agree that this Agreement shall be binding upon the respective parties, their successors, assigns, heirs and administrators.

**UNIVERSAL CITY ECONOMIC
DEVELOPMENT CORPORATION:**

CONTRACTING PARTY:

BY: _____
Leonard Dagg
UCEDC Vice President

Araceli Milland Coronado, Owner
Soho Pizzeria

DATE: _____

DATE: _____

Motion to Approve:

Regarding Resolution No. 2026-10, I move to approve the Board Resolution approving the Performance Agreement with Araceli Milland Coronado for an economic development incentive related to the project at 1813 Pat Booker Road.

TO: EDC

FROM: Michael Cassata, Assistant City Manager

DATE: 4 August 2026

SUBJECT: Microtransit On-Demand Transportation Services

Historical Background

Since Universal City lacks any public transportation service within its city limits, **microtransit on-demand** may offer a practical, cost-effective solution for underserved residents, including:

- Seniors (55+): 27.8%
- Disabled individuals: 17.7%
- Veterans: 14.8%
- College students: 27.2%
- Residents living in poverty (8.8% overall, 10% of those 65+)
- People who currently commute by carpool, walking, or taxi/rideshare (10.2%)

Overview: Microtransit is a technology-powered, on-demand shared ride service that uses dynamic routing algorithms. It fills the gap between traditional fixed-route buses and ride-hailing services like Uber. Key features include:

- Real-time route adjustments based on rider demand rather than fixed schedules
- Booking via a user-friendly mobile app or by phone call
- Pickup and drop-off at “virtual bus stops” (nearby corners, short walking distance) or address-to-address service
- Shared vans or shuttles, including wheelchair-accessible vehicles
- Strong performance in **first/last-mile connections**, transit deserts, off-peak hours, suburban areas, and equitable mobility

Benefits: Microtransit reduces reliance on personal vehicles and infrequent or unavailable bus service. Key benefits include:

- Short wait times, typically 10–20 minutes
- Convenient access to jobs, schools, grocery stores, retail, healthcare, and nearby transit hubs (such as the VIA Metropolitan Transit bus stop in Converse)
- Significantly lower per-trip costs through shared rides, with subsidized fares commonly ranging from \$1–\$3 or potentially free
- Enhanced independence for seniors, people with disabilities, students, low-income households, and car-free residents — particularly important near military bases

Partner: Via Transportation (distinct from VIA Metropolitan Transit) is a leading provider of public microtransit solutions with proven experience across Texas, including services in New Braunfels, Addison, Highland Park, Sugar Land, Tyler, and others. Via can manage the entire operation — including fleet and driver management, scheduling, marketing, and maintenance — making implementation straightforward.

UC Vision 35

The City's comprehensive plan advocates for **establishing a multimodal transportation network**, including internal mobility choices. See **Exhibit A** for details.

Action Requested

Authorize Staff to move forward with issuing a Request for Proposals (RFP) for microtransit on-demand services.

Source and Amount of Funding

Universal City EDC and potential grant funding support through the Federal Transportation Administration, State and other sources. Total annual cost is estimated to be approximately \$550,000.

Staff Recommendation

Microtransit on-demand offers a modern, flexible, responsive, cost-effective way to enhance mobility without massive infrastructure investment — delivering better service to residents while helping the City manage growth, equity, and efficiency. Therefore, Staff recommends moving forward with issuing a RFP for microtransit on-demand services for residents and employers of Universal City.

The UC Vision 35 Comprehensive Plan states that a modern, efficient, and **multimodal transportation network is foundational** to Universal City's future, neighborhood quality of life, and strategic redevelopment.

While neighboring communities have expanded rapidly, Universal City's path forward lies not in widespread, outward new road construction, but in the strategic optimization of its existing infrastructure and the deliberate creation of a more resilient and connected **multimodal system**.

As Universal City's demographic mix matures, there is a growing need for alternative rideshare, shuttle, or public transit options, with specific emphasis on service for seniors and residents with disabilities, who currently have limited options for travel within the City. This reflects a wider community interest in **establishing internal mobility choices**, as the City currently has no public transportation. The presence of on-demand VIA Link or similar type service in adjacent communities presents a potential model for providing residents with much-needed connections to civic facilities, commercial areas, and medical services. Exploring VIA Link type service options can also provide congestion relief and options for college-aged students and others who either can't drive or prefer not to drive.

GOALS & POLICIES

Goal TM-3: Regional and interlocal transportation partnerships are strong and support long-term and diverse community mobility.

Policy TM-3.4 Coordinate with VIA Metropolitan Transit or other micro transit providers and explore opportunities for transit service expansion or enhanced connectivity within Universal City.

Goal TM-6: Active transportation serves as a core component of Universal City's transportation strategy.

Policy TM-6.3 Pursue grants and funding from the Texas Trails Program, AAMPO, and other sources to implement active transportation improvements.

Goal TM-7: Residents who choose not to drive or are without access to a personal vehicle have expanded transportation options.

Policy TM-7.1 Conduct a feasibility study for micro transit, on-demand rideshare, or a circulator shuttle serving Universal City and connecting to VIA Link zones, which includes a specific assessment of the mobility needs of seniors, youth, low-income residents, and people with disabilities, to determine the most effective and equitable options.

Policy TM-7.2 Establish micro-mobility hubs or micro-park-and-ride lots near Loop 1604 and Pat Booker Road to support carpooling and transit expansion within the boundary of the City.

Policy TM-7.3 Collaborate with VIA Metropolitan Transit to extend transit services or provide first-mile/last-mile connectivity within City limits, if feasible.

Goal TM-8: Universal City is a leader in reducing reliance on single-occupancy vehicles and long-lasting traffic reduction.

Policy TM-8.1 Offer incentives to employers who adopt flexible work schedules, telecommuting, or alternative transportation and carpool programs. Universal City should evaluate and adopt these incentives as a leading employer in the community.

Policy TM-8.2 Provide preferred parking or discounted fees for electric vehicles and carpools at public facilities.

Policy TM-8.3 Launch a public education campaign to promote alternative transportation options and reduce peak-hour congestion.

Policy TM-8.4 Encourage shared ridership in autonomous vehicles (AVs) and ride-sourcing services through favorable curb-space management, preferential drop-off/ pick-up access at high-density commercial and mixed-use centers, and reduced fees.

Goal TM-9: Safe movement throughout the City and quality mobility options are available to aging residents and people with disabilities.

Policy TM-9.1 Partner with regional nonprofits and health providers to expand senior and paratransit services.

Policy TM-9.2 Prioritize pedestrian improvements near senior housing, healthcare centers, and community service hubs.

Policy TM-9.3 Ensure City transportation and land use policies consider mobility equity in project scoring and implementation.

TO: EDC

FROM: Michael Cassata, Assistant City Manager

DATE: 4 August 2026

SUBJECT: Public Hearing re EDC Budgeted Items

In July, the EDC Board of Directors approved a number of items in the FY 2027 budget that require a public hearing. The list of expenditures is provided below along with projected costs. The EDC Board should discuss and consider these items.

FY 27 Budgeted Item	Estimated FY 27 Cost
Formal Business Development & Support Program	\$50,000
W. Byrd Blvd. TIA and Design & Construction Plan	\$314,966
Pat Booker Road Master Plan	\$300,000
UC Facility & Staff Space Needs Assessment	\$300,000
Microtransit On-Demand Transportation Service	\$250,000
Pat Booker Right-Turn Lane at Loop 1604 – Design & Construction	\$371,386
TOTAL	\$1,586,352