MINUTES

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

Regular Meeting, Thursday, September 11, 2025 @ 5:00 PM

1. **CALL TO ORDER: PRESIDENT DICK CROW**
   at 5:00 p.m.

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

   Present:
   President Richard Crow
   Director Leonard Dagg
   Director Christina Fitzpatrick
   Director Bear Goolsby
   Secretary Roland Hinojosa
   Director Bryan Kuhlmann
   Treasurer Mark Dunlop (Virtual beginning at 5:12 p.m.)

   Staff Present:
   Michael Cassata, Development Services & EDC Director
   Randy Luensmann, Public Works Director
   Maribel Garcia, City Clerk

   Mr. Hinojosa noted a quorum was present.

3. **INTRODUCTION OF GUESTS:** None.

4. **OLD BUSINESS:**

   a. **Minutes of the 14 August 2025 Regular Meeting**
   Mr. Hinojosa moved to approve the minutes of the prior meeting with amendments. Mr. Goolsby seconded the motion.

   Vote: Yeas: Hinojosa, Goolsby, Crow, Dagg, Dunlop, Fitzpatrick
   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 gave the financial and accounting reports including the status of funds, bills paid and upcoming expenses.

   Mr. Hinojosa moved to approve the financial reports. Ms. Fitzpatrick seconded the motion.

   Vote: Yeas: Hinojosa, Fitzpatrick, Crow, Dagg, Dunlop, Goolsby, Kuhlmann
   Nays: None
   Motion to approve carried.

5. **NEW BUSINESS:**

   a. **Discuss and Consider Resolution 2025-7: A Resolution of the Board of Directors of the Universal City Economic Development Corporation approving the performance agreement with Alamo Storage LLC for an economic development incentive in exchange for the improvement of a commercially zoned property located at the southeast corner of Loop 1604 N and W. Byrd Boulevard.**

   Mr. Cassata clarified the location and presented the background of the project. He explained that the request was for the PUD approved in 2024 on W. Byrd Blvd. and 1604. In the initial meetings the developer had with CPS, CPS indicated existing circuits would be able to provide power to the development. However, after the approval of the PUD, CPS reviewed the project again and said they would have to install a new line to provide power. Mr. Cassata specified where the line would be placed. The project would come out to $243,000. After developers asked for financial help with the project, Staff recommended they petition the EDC for assistance; the benefits of the project included being an economic driver for the City, providing more ad valorem revenue, workforce housing and more jobs in the City. The request for 100% reimbursement for the CPS project was only a small percentage of the total cost of the PUD development.

President Crow gained clarification regarding the number of parking spaces included in the development.

Mr. Goolsby confirmed that this project would introduce sufficient power to meet needs for future development as well. He also confirmed the location of power line poles. He and Mr. Cassata discussed the aesthetic concerns, which were addressed by Staff and project management.

Mr. Cassata added that the top taxpayers in the City are multi-family residential; this PUD would add to this category of properties.

Mr. Dagg asked about the timeline for CPS to complete this project.

The applicant reported that CPS would most likely use a third-party to complete this project. CPS had projected it would take about a month for design and 60-90 days for completion of the project following an approved design.

Mr. Luensmann said his conversations with the third-party completing this project indicated that design work had been completed and they only needed payment to begin on installation.

Mr. Dagg confirmed that the EDC had sufficient funds to fully fund the request. There was $105,000 remaining in FY 2025 with $775,000 budgeted for FY 2026.

Mr. Hinojosa confirmed that the power poles would conform with the City's steel pole policies.

Mr. Luensmann clarified that steel poles would be placed where necessary with wood poles in certain areas - this conformed with the policy.

After an inquiry by President Crow, Mr. Hinojosa clarified that this project was outside the flight path of JBSA. Mr. Hinojosa added that there would be timelines to consider with obtaining the necessary TXDOT and railroad permits.

The applicant reported that he understood that the third party already had the necessary permits.

Mr. Hinojosa briefly explained the science behind the need for more power lines. He asked the applicant how much had been budgeted for power needs.

The applicant clarified that they had not budgeted for electrical given that it would have been incumbent upon the individual lot developers to pull power from the existing circuits. They did not budget for building infrastructure, and the $243,000 for this project only accounted for infrastructure needs. In response to Mr. Hinojosa's inquiry about gas infrastructure, the applicant reported that they did not anticipate any of the development needing natural gas connections.

The Board and applicant discussed the timeline for the overall development. This included the build-out of the multifamily units. The applicant shared that there were updated traffic analysis studies.

Mr. Dunlop wondered how to prevent this situation for developments such as the Reunion Project.

Mr. Cassata and Mr. Luensmann explained that they had been in talks for approximately a year between City engineers and all entities.

Mr. Dunlop felt that CPS continuously dropped the ball with Universal City. He gave examples of other projects and emphasized the negative impact on businesses and the City's ability to support local businesses. He felt that City leadership should step in and have conversations with CPS to try and remedy the consistent issue.

Mr. Goolsby commented that this is an issue across the board with every CPS project. He opined that CPS needed a top-to-bottom overhaul when it came to project management and communication, and that this is a CPS issue that the public cannot expect one person or City to remedy.

Mr. Luensmann shared his experience in working with CPS and reported the changes in their project management; when Mr. Hinojosa still worked at CPS it functioned differently with in-house work. Now, CPS uses a lot of third-party project management and labor. With each project having a different designer, it is difficult to build connections and effective communication. Unfortunately, this seems to require micro-management.

Mr. Dunlop reiterated his opinion that the City, City Manager and/or Mayor should go on record regarding the issues with CPS project management.

Mr. Kuhlmann shared his experience with CPS project management while on Fort Sam where meetings were held at the corporate leadership level. While his team tried to expedite the timeline by completing the design phase on their own, this delayed the project due to the approvals process.

Mr. Goolsby concluded that it seemed multiple people on the EDC had fought this battle with CPS before. However, he agreed this may be something to revisit and felt the EDC could argue this with CPS.

Ms. Fitzpatrick felt the economic incentives awarded by the EDC were one way the City could help alleviate issues with CPS. She agreed that CPS needed to improve.

Mr. Goolsby, regarding Resolution No. 2025-7, moved to approve the Board Resolution approving the Performance Agreement with Alamo Storage, LLC. for an economic development incentive related to the project at the southeast corner of Loop 1604 and W. Byrd Boulevard for $242,700. Mr. Dunlop seconded the motion.

Vote: Yeas: Goolsby, Dunlop, Crow, Dagg, Fitzpatrick, Hinojosa, Kuhlmann
Nays: None
Motion to approve carried.

b. **Next Meeting: Thursday, 9 October 2025 at 5:00 p.m., Council Chambers**

6. **STAFF REPORT:**
   a. **Status Of Projects**
   b. **Council Action And Considerations**
   c. **Upcoming City & Economic Events.**

Mr. Cassata gave updates on developments and projects in the City.

7. **PUBLIC COMMENT:**
None.

8. **ADJOURNMENT:**
President Crow at 5:52 p.m.

Richard Crow, President