

MINUTES

**Universal City Industrial Development Corporation
Regular Meeting, 08 March 2018
Council Chambers, City Hall, 2150 Universal City Blvd**

1. **CALL TO ORDER:** President Crow called the meeting to order at 5:01 PM.

2. **QUORUM CHECK:**

Board Members Present

Dick Crow, President
John DiPiero, Vice President
Lenny Dagg, Secretary
Roland Hinojosa, Director
Bear Goolsby, Director
Gene Carlson, Director

Board Members Absent

Dick Neville, Treasurer

City Staff Present:

Kim M. Turner, Assistant City Manager
Ken Taylor, City Manager

3. **INTRODUCTION OF GUESTS:** Janet Pitman, CPA; Cal Ivey, Realtor

4. **OLD BUSINESS:**

A. Approval of Minutes for Regular Meeting:

Mr. Goolsby moved to approve the minutes of 08 February 2018 as presented. Mr. DiPiero seconded the motion. The minutes were unanimously approved.

B. Financial Report: Mrs. Turner gave the financial reports for January 2018 and outlined the bills to be paid.

Subject to an audit, Mr. Dagg moved to approve the financial reports and the bills to be paid. Mr. Hinojosa seconded the motion; the motion was approved on a 6/0 vote.

A. **Consider:** FY 2017 audit report

Ms. Janet Pitman, partner with ABIP, reviewed the reconciliation of the balance sheet, changes in the fund balance, revenues and expenditures, and other supplementary information. She commended the City and the EDC for their excellent record keeping.

Mr. Goolsby moved to approve the FY 2017 audit. Dagg seconded the motion; the motion was approved on a 6/0 vote.

B. **Public Hearing:** To deliberate the expenditure of funds for capital improvements at 2921-2935 Pat Booker Rd.

Mr. Crow opened the public hearing at 5:11 PM.

Mr. Cal Ivey, lease agent representing DNA Partners, outlined the vacation of the space by Gold's Gym and the re-tenanting with TruFit. He spoke regarding the TruFit model, and the proposed changes to the façade. The Board inquired about the change to the remaining façade and the ability to make the shopping center look cohesive. Mr. Ivey indicated that DNA Partners was a good corporate owner and that it would be working to update the entire exterior soon. The Board inquired about tenant leases and they questioned Mr. Ivey about updating the signage for the center as well. Mr. Ivey gave what he could on the lease spaces. Mrs. Turner indicated that signage was being worked on and also spoke regarding variance for a third pole sign on Loop 1604.

General discussion occurred regarding the validity of the request, the amount to be funded, and what it would mean long-term for the shopping center.

Mr. Crow closed the public hearing at 5:27 PM.

- C. **Consider:** Outcome of the public hearing to expend funds for capital improvements at 2921-2935 Pat Booker Rd.

Mr. Hinojosa moved to reimburse up to \$50,000 for capital improvement at 2925 Pat Booker Road provided that exterior improvements of \$245,000 was made by DNA Partners. Mr. Dagg seconded the motion; the motion was approved on a 6/0 vote.

- D. **Next Meeting:** Thursday, 12 April 2018 at 5:00 pm, Council Chambers

5. **STAFF REPORT:**

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

Mrs. Turner gave an update on road construction projects, new commercial developments, and upcoming City events.

6. **PUBLIC COMMENT:**

7. **ADJOURNMENT:** The meeting adjourned at 6:03 PM.

Dick Crow, President