

# Economic Development and Tourism Board Meeting



Notice is hereby given that the Economic Development and Tourism Board of the City of Kyle, Texas will meet at 11:00 AM on August 11, 2021, at <https://v.ringcentral.com/join/422694475> Meeting ID: 422694475 Or dial:+1 (267) 9304000 Access Code / Meeting ID: 422694475, for the purpose of discussing the following agenda.

NOTE: There may be a quorum of the City Council of Kyle, Texas present at the meeting who may participate in the discussion. No official action will be taken by the City Council members in attendance.

Published the 6th of August 2021 prior to 5pm.

- 
- I. Call to Order
  - II. Approval of Minutes
    - a. Approval of minutes from July 14th, 2021.
  - III. Citizen Comment Period; three-minute time limit per person
  - IV. Staff Updates
    - a. Staff Updates:
      - Diana Torres
        - Sales tax report
        - Costco Announcement
        - HBO Announcement
        - Budget workshop
      - Lauren Lyons
        - Building reports
      - City Managers report
      - Regional update from GSMP
      - Board Member updates
  - V. Executive Session
    - a. Convene into executive session pursuant to Section 551.087, Tex. Gov't Code (Deliberation Regarding Economic Development Negotiations), to deliberate offers of financial or other incentives and economic development negotiations with business prospects that the city council seeks to have locate, stay or expand in or near the territory of the city limits of Kyle, Texas.

- Project Deep Golden
- Project MBA
- Project Tropical Green

b. Reconvene into open session to take any and all actions as deemed appropriate regarding offers of financial or other incentives and economic development negotiations with business prospects that the city council seeks to have locate, stay or expand in or near the territory of the city limits of Kyle, Texas.

#### VI. Consider and Possible Action on Executive Session Items

#### VII. Adjourn

\*Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000: The permissible responses to a general member communication at the meeting are limited by 551.042, as follows: "SEC.551.042. Inquiry Made at Meeting. (a) If, at a meeting of a government body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by the subchapter, the notice provisions of this subchapter, do not apply to: (1) a statement of specific factual information given in response to the inquiry; or (2) a recitation of existing policy in response to the inquiry. (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.



# CITY OF KYLE, TEXAS

## Approval of Minutes

**Meeting Date: 8/11/2021**

**Date time:11:00 AM**

**Subject/Recommendation:** Approval of minutes from July 14th, 2021.

**Other Information:**

**Legal Notes:**

**Budget Information:**

---

**ATTACHMENTS:**

**Description**

- ☐ EDT Minutes 7/14/2021

## Economic Development & Tourism Board Meeting Minutes

### Virtual Meeting

July 14th, 2021

Board Members present: Brian Ziegler, Tony Spano, Tessa Schmidtzinsky, Julie Snyder, Scott Sellers, Eric Wright, Diana Torres, Don Tracy, Eddie Brown, Victoria Vargas, Diana Torres, Lauren Lyons

Guests: none

Board Members absent: Colby Machaud, Joan Ross

- I. B. Ziegler calls the meeting to order at 11:07AM.
  - II. B. Ziegler makes a motion to approve minutes from 6-9-21 as presented. D. Tracy 2<sup>nd</sup>; All present approve.
  - III. B. Ziegler opens and closes Citizens Comments upon hearing no comments from citizens present.
  - IV. D. Tracy gives recommendation on ACC Hays Campus future plans. Culinary Arts – foodie group. Create incubator type program at ACC Kyle (Hays Campus).
  - V. Staff updates
    - a. D. Torres updates board on May and June Sales tax reports, La Verde Park ground breaking Thursday July 15 6:30 – 8pm. Family friendly event. 2<sup>nd</sup> city park.
    - b. L. Lyons gives updates board on building report and sales tax report.
- Board member updates
- c. Dr. Wright updates board on groundbreaking for the new elementary school in Sunfield. From demographer, 68k future lots planned in the Hays county school district. Great for development but a challenge for HCISD. Summer school started, population doubled.
  - d. T. Spano updates board on meeting with City Manager, building inspections and new building official.
  - e. GSMP update by D. Torres. Innovation summit event August 10<sup>th</sup>.
  - f. D. Tracy updates board on Advanced manufacturing informational event. Working with AMRA (Ed Latson). 500+ attendees. 2 year program for advanced manufacturing. Will be expanding program. Acc partnered with Tesla to create Tesla Start program. 14-week full time training program. Level 1 certification; 500 hours. ACC building our manufacturing academy at Highland Campus.
  - g. J. Snyder updates board on State of City address July 27<sup>th</sup>. 100 RSVP's so far.
  - h. B. Ziegler makes a motion to convene into executive session. D. Tracy 2<sup>nd</sup>; all present approve.
  - i. B. Ziegler makes a motion to reconvene into open session. D. Tracy 2<sup>nd</sup>; all present approve.
  - j. B. Ziegler makes a motion to adjourn meeting. T. Spano 2<sup>nd</sup>; all present approve.

---

Brian Ziegler, Board Chair

---

Diana Torres, Director of Eco Dev



# CITY OF KYLE, TEXAS

## Staff Updates

Meeting Date: 8/11/2021

Date time:11:00 AM

**Subject/Recommendation:** Staff Updates:  
Diana Torres

- Sales tax report
- Costco Announcement
- HBO Announcement
- Budget workshop

Lauren Lyons

- Building reports

City Managers report  
Regional update from GSMP  
Board Member updates

### Other Information:

### Legal Notes:

### Budget Information:

---

### ATTACHMENTS:

#### **Description**

- Sales Tax Report
- Commercial permit report
- Building permit report

City of Kyle, Texas  
City Sales and Use Tax Collection by Month  
Comparison for FY2020 and FY2021

| Collection Month | Actual Receipts Current Year FY 2021 | Comparison to Budget FY 2021 |                        |               |                                | Comparison to Last Year FY 2020   |                        |               |                                |
|------------------|--------------------------------------|------------------------------|------------------------|---------------|--------------------------------|-----------------------------------|------------------------|---------------|--------------------------------|
|                  |                                      | Budget FY 2021               | \$ Variance            | % Variance    | Sales Tax Rebates 380 Payments | Actual Receipts Last Year FY 2020 | \$ Variance            | % Variance    | Sales Tax Rebates 380 Payments |
| October          | \$ 805,948.41                        | \$ 734,963.00                | \$ 70,985.41           | 9.66%         | \$ 64,275.71                   | \$ 721,981.62                     | \$ 83,966.79           | 11.63%        | \$ 71,317.79                   |
| November         | 1,067,279.12                         | 911,435.00                   | 155,844.12             | 17.10%        | 74,287.69                      | 895,336.72                        | 171,942.40             | 19.20%        | 72,820.57                      |
| December         | 841,818.68                           | 757,239.00                   | 84,579.68              | 11.17%        | 64,900.37                      | 743,863.97                        | 97,954.71              | 13.17%        | 70,761.10                      |
| January          | 870,834.02                           | 741,336.00                   | 129,498.02             | 17.47%        | 71,541.89                      | 728,242.35                        | 142,591.67             | 19.58%        | 70,441.16                      |
| February         | 1,145,110.36                         | 1,029,179.00                 | 115,931.36             | 11.26%        | 90,571.31                      | 1,011,001.35                      | 134,109.01             | 13.26%        | 88,758.41                      |
| March            | 859,595.58                           | 697,899.00                   | 161,696.58             | 23.17%        | 62,465.90                      | 685,573.29                        | 174,022.29             | 25.38%        | 54,971.15                      |
| April            | 732,787.22                           | 646,324.00                   | 86,463.22              | 13.38%        | 53,656.53                      | 634,908.41                        | 97,878.81              | 15.42%        | 56,045.92                      |
| May              | 1,208,326.59                         | 886,087.00                   | 322,239.59             | 36.37%        | 92,765.91                      | 870,437.04                        | 337,889.55             | 38.82%        | 67,338.09                      |
| June             | 1,041,879.82                         | 783,606.00                   | 258,273.82             | 32.96%        | 73,595.56                      | 769,765.52                        | 272,114.30             | 35.35%        | 59,290.90                      |
| July             | 1,007,620.89                         | 848,939.00                   | 158,681.89             | 18.69%        | 74,914.43                      | 833,945.28                        | 173,675.61             | 20.83%        | 69,729.38                      |
| August           |                                      |                              |                        |               |                                | 1,013,490.57                      | (1,013,490.57)         | -100.00%      | 76,461.47                      |
| September        |                                      |                              |                        |               |                                | 826,924.71                        | (826,924.71)           | -100.00%      | 64,200.71                      |
| <b>Total</b>     | <b>\$ 9,581,200.69</b>               | <b>\$ 8,037,007.00</b>       | <b>\$ 1,544,193.69</b> | <b>19.21%</b> | <b>\$ 722,975.30</b>           | <b>\$ 9,735,470.83</b>            | <b>\$ (154,270.14)</b> | <b>-1.58%</b> | <b>\$ 822,136.65</b>           |

### July 2021 Commercial permits issued

| Permit Number   | Main Address                 | Work Class             | Square Feet    | Valuation           | Description  |
|-----------------|------------------------------|------------------------|----------------|---------------------|--|
| 01.BLC2021-0636 | 4950 2770                    | Addition<br>Remodel    | 7,100          | 5,175,720.00        | Barton MS- Remodel certain parts of existing structure and addition to existing structure. Square footage of project – Square footage of addition: 7,100 sq. ft.                                       |
| 02.BLC2021-0587 | 22449 35                     | Shell Building         | 2,200          | 900,000.00          | Starbucks shell building including site development and landscaping.<br>NEW CONSTRUCTION OF A TENANT SPACE FOR STARBUCKS COFFEE IN AN EXISTING SHELL BUILDING.   |
| 03.BLC2021-0551 | 19140 IH 35                  | Finish Out<br>Addition | 2,016          | 742,719.00          |  |
| 04.BLC2021-0633 | 2550 KYLE XING               | Remodel                | 602            | 200,000.00          | (Matheson) OFFICE RESTROOM ADITION   |
| 05.BLC2021-0640 | 115 KOHLERS XING Ste 305     | Finish Out             | 1,085          | 36,890.00           | Tenant finish out for spec professional office. This is for suite 305  |
| 06.BLC2021-0639 | 115 KOHLERS XING Ste 300     | Finish Out             | 1,085          | 36,890.00           | Tenant finish out for spec professional office, Suite 300  |
| 07.BLC2021-0631 | 300 VISTA RIDGE DR Ste 100   | Finish Out             | 83,200         | 650,000.00          | FEDEX Finish-out of 7,300 SF of office space and 75,900 SF of unoccupied warehouse space. Suite 802-Creating an opening between 801 and 802 storage space, and adding electrical outlets in this space |
| 08.BLC2021-0644 | 1151 BUNTON CREEK RD Ste 802 | Finish Out             | 1,321          | 9,000.00            |  |
| 08.BLC2021-0630 | 6001 KYLE PKWY               | Finish Out             | 1,650          | 750,000.00          | Ascension Seton- Shell space build out for Operating Room 7 and 8  |
|                 |                              |                        | <b>100,259</b> | <b>8,501,219.00</b> |  |

### June 2020 Commercial permits issued

| Permit Number   | Main Address    | Work Class                         | Square Feet   | Valuation           | Description  |
|-----------------|-----------------|------------------------------------|---------------|---------------------|--|
| 01.BLC2020-0413 | 21140 35        | Accessory<br>Structure<br>Addition | 5,900         | \$40,000.00         | Poco Loco -Fuel Canopy                                 |
| 02.BLC2020-0369 | 1700 LEHMAN RD  | Remodel<br>Addition                | 4,400         | \$300,000.00        | Lehman HS-Barber Shop & Comp Lab Classroom Renovations |
| 03.BLC2020-0403 | 210 W CENTER ST | Remodel                            | 288           | \$600.00            | Remodel office, restroom, and access handi cap ramp.   |
|                 |                 |                                    | <b>10,588</b> | <b>\$340,600.00</b> |  |

**847% Increase year over year in sq. footage; %2,396 Increase in valuation year over year**



| NEW PERMITS ISSUED | 2020 Residential | 2020 Commercial |
|--------------------|------------------|-----------------|
| January            | 52               | 7               |
| February           | 46               | 8               |
| March              | 86               | 3               |
| April              | 88               | 4               |
| May                | 184              | 5               |
| June               | 116              | 3               |
| July               | 132              | 3               |
| August             | 145              | 8               |
| September          | 97               | 7               |
| October            | 97               | 12              |
| November           | 107              |                 |
| December           | 83               |                 |
| Total              | 1233             | 60              |

| 2020 Subdivisions       |      |
|-------------------------|------|
| 6 Creeks                | 182  |
| Brooks Crossing         |      |
| Brookside Ph2/Creekside | 29   |
| Bunton Creek            | 37   |
| Bunton Creek Reserve    | 83   |
| Cassetta Ranch          | 24   |
| Creekside Village       |      |
| Crosswinds              | 164  |
| Cypress Forest          | 57   |
| Cool Springs            | 81   |
| Village at Creekside    |      |
| Four Season             |      |
| Hometown                |      |
| Kensington              |      |
| Meadows at Kyle         |      |
| Old Town                |      |
| Original Town Kyle      | 3    |
| Paramont                | 22   |
| Plum Creek              | 194  |
| Prairie on the Creek    |      |
| Post Oak                |      |
| Stagecoach Crossing     | 75   |
| Sunset Hills Ph1        | 74   |
| Trails at Windy Hill    | 109  |
| Waterleaf               |      |
| Woodlands               | 99   |
| Custom Home             |      |
| Total                   | 1233 |

| NEW PERMITS ISSUED | 2021 Residential | 2021 Commercial |
|--------------------|------------------|-----------------|
| January            | 168              | 3               |
| February           | 145              | 5               |
| March              | 193              | 12              |
| April              | 131              | 3               |
| May                | 134              | 5               |
| June               | 179              | 4               |
| July               | 98               | 8               |
| August             |                  |                 |
| September          |                  |                 |
| October            |                  |                 |
| November           |                  |                 |
| December           |                  |                 |
| Total              | 1048             | 40              |

| 2021 Subdivisions       |      |
|-------------------------|------|
| 6 Creeks                | 97   |
| Brooks Crossing         |      |
| Brooks Ranch            | 30   |
| Brookside Ph2/Creekside | 20   |
| Bunton Creek            | 54   |
| Bunton Creek Reserve    | 2    |
| Cassetta Ranch          | 88   |
| Creekside Village       |      |
| Crosswinds              | 58   |
| Cypress Forest          | 18   |
| Cool Springs            | 104  |
| Village at Creekside    |      |
| Four Season             |      |
| Hometown                |      |
| Kensington              |      |
| Meadows at Kyle         |      |
| Old Town                |      |
| Original Town Kyle      | 2    |
| Paramont                | 106  |
| Plum Creek              | 204  |
| Prairie on the Creek    |      |
| Post Oak                |      |
| Stagecoach Crossing     | 72   |
| Sunset Hills Ph1        | 97   |
| Trails at Windy Hill    | 95   |
| Waterleaf               |      |
| Woodlands               | 1    |
| Custom Home             |      |
| Total                   | 1048 |



# CITY OF KYLE, TEXAS

## Economic Development projects and incentives

**Meeting Date: 8/11/2021**

**Date time:11:00 AM**

**Subject/Recommendation:**

- Project Deep Golden
- Project MBA
- Project Tropical Green

**Other Information:**

**Legal Notes:**

**Budget Information:**

---

**ATTACHMENTS:**

**Description**

No Attachments Available