

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 September 8, 2021, at 6001 Kyle Parkway, 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 3rd of September 2021 prior to 5:00pm.

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- I. Call to Order
 - II. Approval of Minutes
 - a. Approval of minutes from August 11th 2021.
 - III. Citizen Comment Period; three-minute time limit per person
 - IV. Staff Updates
 - a. Staff updates:
 - Diana Torres
 - Sales tax report
 - Team Tx summit
 - 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 Phoenix
 - 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: 9/8/2021

Date time:11:00 AM

Subject/Recommendation: Approval of minutes from August 11th 2021.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

- ☐ EDT Minutes 8/11/2021

Economic Development & Tourism Board Meeting Minutes

Virtual Meeting

August 11th, 2021

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

Guests: Council Member Ellison

Board Members absent: Colby Machaud

- I. T. Spano calls the meeting to order at 11:08AM.
- II. T. Spano makes a motion to approve minutes from July 14th 2021 as presented. E. Brown 2nd; All present approve.
- III. T. Spano opens and closes Citizens Comments upon hearing no comments from citizens present.
- IV. Staff updates
 - a. D. Torres updates board on sales tax report. Special City Council meeting was held. Announcement of Costco at State of City address. Community very happy about announcement. Costco acting as a catalyst, driving in other companies/businesses. Opening expected Summer 2022. 1st communication with Costco started 10 years ago. Announcement of HBO Productions in Kyle. Working on limited series. Executive producer Nicole Kiddman. Filming a lot in Lockhart and Kyle. A lot of filming request coming in. Kyle is a Film Friendly community. Budget workshop Next fiscal year budget staying the same as current budget, status quo.
 - b. L. Lyons updates board on building report.
Board member updates
 - c. City Manager updates board on ground breaking of Heros Memorial and La Verde. Both expected to be ready April/May 2022. Council Member Ellison updates board on Groundbreaking of Public Safety Center on September 17th, 12 – 15 months for completion. Central Park ready Nov. 2021 in time for Lighting on the Square. Improvements on Gregg Clark Park. Wastewater Treatment Plant online March 2022. Tuesday August 25th Budget workshop.
 - d. J. Ross updates board on COVID-19 Pandemic. Biggest hospital surge since beginning of pandemic. Hospitals going on diversion. Looking for some relief. Seeing some requests from San Antonio to Houston. Much younger age group who are very sick. Most unvaccinated. Ascension Hays understaffed. Critical care nurses earning 10k per week. On 8/10/2021 170 patients at Seton Hays. Seton Hays closing non-essential services. Delta variant very contagious. Ascension limiting visitors. Large number of staff testing positive. Rarely VACCINATED are patients are being put on ventilators. Expansions @ Ascension Hays.

- e. J. Snyder updates board. Bad internet connection. Sending out update by email.
 - f. GSMP update by V. Vargas. Attended Innovation summit, capitalizing on Innovation Corridor. GSMP event: Education Summit in September.
 - g. D. Tracy updates board weather incident on one of the ACC campus buildings. 7 classes & 100 students moved due to damaged building.
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- V. B. Ziegler makes a motion to convene into executive session. E. Brown 2nd; all present approve.
 - VI. B. Ziegler makes a motion to reconvene into open session. E. Brown 2nd; all present approve.
 - VII. B. Ziegler makes a motion to adjourn meeting. E. Brown 2nd; all present approve.

Brian Ziegler, Board Chair

Diana Torres, Director of Eco Dev



CITY OF KYLE, TEXAS

Staff Updates

Meeting Date: 9/8/2021

Date time: 11:00 AM

Subject/Recommendation: Staff updates:
Diana Torres

- Sales tax report
- Team Tx summit

Lauren Lyons

- Building reports

City Managers report
Regional update from GSMP
Board member updates

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

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

August 2021 commercial permits issued

Permit Number	Main Address	Work Class	Square Feet	Valuation	Description
01.BLC2021-0599	5781 KYLE PKWY	Addition/Remodel	14,739	625,000.00	Walgreens - Demolition of portions of existing ceiling and Walgreens space, redemising of the existing Walgreens space for a tennt improvement for an outpatient medical clinic. Addition of a shared vestibule for both tenants and the rearranging of the remaining Walgreens space.
02.BLC2021-0705	1300 DACY LN Ste 250 Bldg 2	Addition/Remodel	1,302	24,000.00	Ste 250- Suite is currently an open floor plan. We are adding back 4 offices, electrical outlets, adjust lights. No plumbing or HVAC needed.
03.BLC2021-0657	Ste 201	Finish Out	3,342	600,000.00	American Metals-Bldg 2 at Plum Creek Logistics Center.
04.BLC2020-0501	3901 BURNHAM	New	1,280	850,000.00	Uptown Central Park - Pavilion: Outdoor covered performance stage (3000sf) with restroom building, underground service vault (1280sf gross)
05.BLC2021-0651	4500 S 1626 STE 100	Finish Out	2,461	85,000.00	(VENICE) Build a New nails salon 4500 FM 1626 suite 100,Kyle tx -78640
06.BLC2020-0320	18840 IH 35	Shell Building	11,000	350,000.00	Endeavor An approximate 11k s.f. shell building intended for both retail and restaurant tenants.
07.BLC2021-0638	910 KOHLERS XING Ste 450	Finish Out	6,266	800,000.00	(FIREHOUSE VET CLINIC) Interior tenant finish out of shell building to create new veterinary clinic.
08.BLC2021-0649	1180 SETON PKWY Ste 315	Finish Out	2,640	250,000.00	HTA Seton - Kyle Spec Suite 315
09.BLC2021-0600	5132 KYLE CENTER DR Ste 103	Addition/Remodel	2,449	117,000.00	T-Mobile - Interior alteration of existing space Ste. 103
			45,479	\$3,701,000.00	

August 2020 commercial permits issued

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

300% Increase in sq. footage year over year; 987% 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	151	9
September		
October		
November		
December		
Total	1199	49

2021 Subdivisions	
6 Creeks	103
Brooks Crossing	
Brooks Ranch	38
Brookside Ph2/Creekside	20
Bunton Creek	54
Bunton Creek Reserve	20
Cassetta Ranch	100
Creekside Village	
Crosswinds	64
Cypress Forest	44
Cool Springs	104
Village at Creekside	
Four Season	
Hometown	
Kensington	
Meadows at Kyle	
Old Town	
Original Town Kyle	2
Paramont	115
Plum Creek	211
Prairie on the Creek	
Post Oak	
Stagecoach Crossing	89
Sunset Hills Ph1	105
Trails at Windy Hill	129
Waterleaf	
Woodlands	1
Custom Home	
Total	1199

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	1,204,974.57	1,031,713.00	173,261.57	16.79%	85,400.18	1,013,490.57	191,484.00	18.89%	76,461.47
September						826,924.71	(826,924.71)	-100.00%	64,200.71
Total	\$ 10,786,175.26	\$ 9,068,720.00	\$ 1,717,455.26	18.94%	\$ 808,375.48	\$ 9,735,470.83	\$ 1,050,704.43	10.79%	\$ 822,136.65



CITY OF KYLE, TEXAS

Economic Development projects and incentives

Meeting Date: 9/8/2021
Date time: 11:00 AM

Subject/Recommendation: • Project Phoenix

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available