

## City of San Marcos

**Regular Meeting  
Economic Development Board  
Thursday, February 24, 2022, at 8:00 AM**

**In-Person: City Hall Conference Room  
630 E Hopkins, San Marcos, TX 78666**

**Webinar ID: 880 0317 1807**

**Public Link: <https://us02web.zoom.us/j/88003171807>**

---

**I. Call To Order**

**II. Roll Call**

**III. 30 Minute Citizen Comment Period:**

*Persons wishing to participate (speak) during the Citizen Comment portion of the meeting must email [klee@sanmarcostx.gov](mailto:klee@sanmarcostx.gov) by 12:00 PM (noon) on February 23, 2022. A call in number to join by phone or link will be provided for participation on a mobile device, laptop, or desktop computer for those joining virtually. Those wishing to speak in person must sign up before 8:00 AM the day of the meeting.*

**CONSENT AGENDA**

*The following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a board member or a citizen, in which event the item shall be considered in its normal sequence after the items not requiring separate discussion have been acted upon by a single motion.*

1. Consider approval, by motion, of the following meeting minutes:
  - A. January 28, 2022 – Regular Meeting Minutes

**EXECUTIVE SESSION**

*NOTE: The Economic Development Board may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Economic Development Board may also publicly discuss any item listed on the agenda for Executive Session.*

2. Executive Session in accordance with:
  - A. Sec. §551.087 of the Texas Government Code: Economic Development: to receive a briefing and deliberate on Project Atlas.
  - B. Sec. §551.087 of the Texas Government Code: Economic Development: to receive a briefing and deliberate on Project Snow Leopard.

**ACTION/DIRECTION FROM EXECUTIVE SESSION**

3. Consider action, by motion, or provide direction to Staff regarding the following Executive Session items held during the Regular Meeting:

Executive Session in accordance with:

- A. Sec. §551.087 of the Texas Government Code: Economic Development: to receive a briefing and deliberate on Project Atlas.

- B. Sec. §551.087 of the Texas Government Code: Economic Development: to receive a briefing and deliberate on Project Snow Leopard.

#### **IV. Question and Answer Session with Press and Public**

*This is an opportunity for the Press and Public to ask questions related to items on this agenda. Persons wishing to participate remotely in the Q&A session must email [klee@sanmarcostx.gov](mailto:klee@sanmarcostx.gov) by 12:00 PM (noon) on February 23, 2022. A call in number to join by phone or link will be provided for participation on a mobile device, laptop, or desktop computer. If attending in person, no sign up is required.*

#### **V. Adjournment**

##### *Notice of Assistance at the Public Meetings*

*The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov).*

*For more information on the Economic Development Board, please contact Kelsee Jordan Lee at [klee@sanmarcostx.gov](mailto:klee@sanmarcostx.gov).*

**ECONOMIC DEVELOPMENT SAN MARCOS**

**REGULAR MEETING MINUTES  
FRIDAY, JANUARY 28, 2022**

The Economic Development San Marcos Board convened on Friday, January 28, 2022, in a hybrid-format meeting via Zoom and in-person at the City Hall Conference Room (630 E Hopkins St) in San Marcos, Texas.

**I. CALL TO ORDER**

With a quorum present, the meeting of the Economic Development Board was called to order by Chair Kenworthy at 8:24 a.m. on Friday, January 28, 2022. This meeting was held in-person and online.

**II. ROLL CALL**

**Present:** 9 - Chair Joe Kenworthy, Vice-Chair Bucky Couch, Maxfield Baker, David Case, Liz Dobbins, Jason Giulietti, Debbie Ingalsbe, Bert Lumbreras, Jason Mock, and Eric Terwort

**Absent:** 2 - Eric Algoe and Dr. Michael Cardona

Staff in Attendance:

Kelsee Jordan Lee, Joseph Pantalion, and Jessica Inacio (Greater San Marcos Partnership).

**III. 30 MINUTE CITIZEN COMMENT PERIOD**

No citizens signed up to speak.

**CONSENT AGENDA**

1. Consider approval, by motion, of the following meeting minutes:
  - a. October 21, 2021 – Work Session Meeting Minutes
  - b. November 5, 2021 – Regular Meeting Minutes
  - c. December 10, 2021 – Work Session Meeting Minutes

**A motion was made by Ms. Ingalsbe, seconded by Mr. Mock, to approve the minutes as presented. The motion carried by the following vote:**

**For:** 9 - Chair Joe Kenworthy, Vice-Chair Bucky Couch, Maxfield Baker, David Case, Liz Dobbins, Debbie Ingalsbe, Bert Lumbreras, Jason Mock, and Eric Terwort

**Against:** 0

**Absent:** 2 - Eric Algoe and Dr. Michael Cardona

**NON-CONSENT AGENDA**

2. Consideration of Recommendation Resolution 2022-01RR-EDSM recommending the City Council support an update to the Economic Development Incentive Policy and providing suggestions for incorporation into such policy.

The proposed recommendation resolution and accompanying updated economic development policy for incentives were presented to the board members. Mr. Case initiated discussion involving whether the City should be limited to only rebating/abating the Maintenance & Operations (M&O) portion of the tax rate. The intent was that, because the City Council would always have the authority to limit how much of a tax incentive a project received, it was not necessary to have it included in the policy in a way that may limit future City Council decisions should an extraordinary project come for consideration in the future. Arguments against removing the M&O limitation encompassed the need for the City to maintain its ability to meet its debt obligations through the Interest & Sinking (I&S) portion of the tax rate.

**A motion was made by Mr. Case, seconded by Eric Terwort, to remove the M&O limitation and allow for the entire tax rate to be considered for rebate/abatement. The motion carried by the following vote:**

**For:** 6 - Chair Joe Kenworthy, Vice-Chair Bucky Couch, David Case, Liz Dobbins, Jason Mock, and Eric Terwort

**Against:** 3 - Maxfield Baker, Debbie Ingalsbe, and Bert Lumbreras

**Absent:** 2 - Eric Algoe and Dr. Michael Cardona

**A motion was made by Mr. Couch, seconded by Eric Terwort, to approve the recommendation resolution and accompanying policy with the removal of the M&O limitation. The motion carried by the following vote:**

**For:** 6 - Chair Joe Kenworthy, Vice-Chair Bucky Couch, David Case, Liz Dobbins, Jason Mock, and Eric Terwort

**Against:** 3 - Maxfield Baker, Debbie Ingalsbe, and Bert Lumbreras

**Absent:** 2 - Eric Algoe and Dr. Michael Cardona

Staff verified that grammar and spelling would also be cleaned up before being presented to City Council.

3. Hold discussion regarding adoption of bylaws for the Economic Development Board, subject to approval by the City Council Audit and Finance Committee, and provide direction to staff.

Board members reviewed suggested changes to the bylaws for the Board to account for language in the ordinance and the ad hoc nature of meetings. These suggestions will be presented to the Council Finance & Audit Committee for consideration. Should the Committee approve of the changes, a final version of the bylaws will be presented to the EDSM Board for a formal vote.

#### **IV. QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC**

No members of the press or public asked to speak.

**V. ADJOURNMENT**

**A motion was made by Eric Terwort, seconded by Bert Lumbreras, to adjourn the meeting of the Economic Development San Marcos Board on Friday, January 28, 2022, at 9:16 a.m.**

---

**Staff Liaison – Kelsee Jordan Lee**

---

**Board Chair – Joe Kenworthy**