



LIBERTY HILL ECONOMIC DEVELOPMENT CORPORATION BOARD

MINUTES

Thursday – January 16, 2020 – 5:00 PM
2801 Ranch Road 1869 – Liberty Hill

CALL TO ORDER

John Johnston – LHEDC Board President called the meeting of the Liberty Hill Economic Development Corporation Board of Directors to order at 5:05 PM at 2801 Ranch Road 1869 in Liberty Hill, Texas. Invocation was given, followed by reciting the Pledge of Allegiance and Texas Pledge.

LHEDC Board members present: John Johnston; John Clark; Eric Bailey; Jack Harkrider; Steve Snell; and Liz Rundzieher.

Others present: Lance Dean – Executive Director; Rick Hall – Mayor; Becky Wilkins; and Nancy Sawyer.

PUBLIC COMMENTS

John Johnston – President requested anyone in attendance with public comments to come forward. There were no public comments.

REGULAR AGENDA

Discuss and Possible Action on request to approve the LHEDC minutes of the meeting held December 12, 2019. OUTCOME: On motion by Jack Harkrider and second by Liz Rundzieher, the Board approved the minutes of December 12, 2019. **Motion passed on vote of 6 AYES, 0 NAYS, AND 0 ABSTENTIONS.**

Discuss and Consider LHEDC financials for the period ending December 31, 2019. OUTCOME: Becky Wilkins – Finance Director presented the financials to the Board. Ms. Wilkins explained this would be the last time the financials appeared in this format since the accounting will be turned over to EDC. There was discussion of how future reporting and balancing out will take place. On motion by Jack Harkrider and second by Steve Snell, the Board approved the financials for the month of December 2019. **Motion passed on vote of 6 AYES, 0 NAYS AND 0 ABSTENTIONS.**

Discuss and Take Action on a Façade and Sign Matching Grant Application submitted for property at 3103 Ranch Road 1869 - San Gabriel Realty – Dax Oglesby. OUTCOME: Lance Dean – Executive Director addressed the Board stating that this application is through the Downtown Sign and Façade Grant program. The application meets all requirements of the program which includes roof and parking lot as qualifying repairs. Following discussion, John Clark made a motion, seconded by Eric Bailey, to recommend for approval to Council the Façade and Sign Matching Grant Application submitted for property at 3103 Ranch Road 1869 – San Gabriel Realty – Dax Oglesby in the amount of \$1,622.50. **Motion passed on vote of 5 AYES, 1 NAY, AND 0 ABSTENTIONS.** Jack Harkrider did not approve the motion.

Discuss and Take Action on a Demolition Program Application submitted for property at 13951 W SH 29 - Hilltop 29 Properties LLC and Tritex Fitness LLC. OUTCOME: Lance Dean – Executive Director addressed the board stating this is the first application made through the Demolition Program. The application is in order. Following discussion, Eric Bailey made a motion to recommend Council approve the Demolition Program Application submitted for property at 13951 W SH 29 – Hilltop 29 Properties LLC and Tritex Fitness LLC in the amount of \$3,750. Steve Snell seconded the motion. **Motion passed on vote of 6 AYES, 0 NAYS, AND 0 ABSTENTIONS.**

EXECUTIVE DIRECTOR'S UPDATE

Lance Dean – Executive Director LHEDC addressed the Board, provided the following update.

- 17% increase in property values Year over Year
- 20% average increase in monthly sales tax revenue from 2018
 - For comparison Leander had a 16% increase, Austin 7%, Georgetown 7%, Cedar Park .9%
- 17% increase in our YTD average from this time last year

Commercial CO's Issued

1. Little Caesar's Pizza
2. Grand Donuts
3. QuikTrip
4. Blue Door Gift Store
5. West Family Dentistry
6. Pep & Punch
7. Hell or High Water
8. Cherry Blossom Massage & Spa
9. AutoZone
10. River Ranch Dentistry
11. Edward Jones
12. Edward Thad Realty
13. Two Brand It

Commercial Space Completed

1. Water Tower Center (16,350 sqft.)
2. Panther Plaza (10,000 sqft.)
3. Hwy. 29 Office Park (10,000 sqft.)

Commercial Space under construction

1. Jardin Plaza (10,000 sqft)
2. 183 Highlands (Phase 1 14,600 sqft)
3. Vista at 29 (112,000 sqft)

*Yellow highlighted items are ones that the EDC was involved with.

OTHER BUSINESS

Steve Snell provided an update on the school district.

- Santa Rita Elementary will open in August.
- Upon immediate return in January to school, there were 65 new students.
- Should close soon on land for new middle school; hope to break ground in February.
- Intermediate school will become an elementary school
- There are approximately 2300 elementary students
- There are approximately 2700 secondary students
- High school will begin an expansion project.
- The district is starting their strategic planning process, focused on growth.
- The district is starting an education foundation and is looking for volunteers.
- Lots of academic and sports successes.
- Lance Dean stated he has met with the DECA team on a project of theirs working on attracting a multi-entertainment facility.

OUTCOME: On motion by Liz Rundzieher and second by Jack Harkrider, the board approved the next meeting of the Liberty Hill Economic Development Corporation Board of Directors on February 13, 2020 at 5:00 PM.

ADJOURNMENT

OUTCOME: On motion by Liz Rundzieher and second by Jack Harkrider, the Liberty Hill Economic Development Corporation Board meeting was adjourned at 5:45 PM. **MOTION PASSED ON VOTE OF 6 AYES, 0 NAYS, AND 0 ABSTENTIONS.**

PASSED AND APPROVED ON JANUARY 16, 2020 BY THE LIBERTY HILL ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS ON VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS.

Jamie Etzkorn
 Secretary
 LHEDC Board of Directors