



CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE • SAN ANTONIO • TEXAS • 78232
PHONE (210) 494-3671 • FAX (210) 490-8645 • WEB www.hcv.org

**MINUTES
HILL COUNTRY VILLAGE
ECONOMIC DEVELOPMENT CORPORATION
MEETING
TUESDAY, NOVEMBER 29, 2016
5:30 P.M.**

Members Present:

Doug Boom
Lonnie Wulfe
Greg Blasko
Jeff Garvens
Carl Register

City Staff Present:

Frank Morales, City Administrator and Executive Director
Marc Schnall, City Attorney

1. Call to order and determine presence of quorum.

Mr. Boom called the meeting to order at 5:42 p.m.

2. Consultation with attorneys and deliberation regarding possible acquisition of real property.

Possible Executive Session pursuant to Texas Government Code Section 551.071, Consultation with Attorneys, and Texas Government Code Section 551.072, Deliberations about Real Property.

3. Identify and discuss alternative proposals of Board members of the Hill Country Village Economic Development Corporation as to 12.01 acres of real property in the extraterritorial jurisdiction of the City of Hill Country Village and commonly known as 101 Tower Drive and owned by Marmon Family Properties, Ltd. and as to the real property commonly known as 15131 San Pedro and owned by 1220 Enterprises, Ltd.; take possible action.

Mr. Blasko strongly objected to this city or EDC undertaking the development of this project. He suggested trying an alternative route more along the lines of the Bitters Road

property and partner in conjunction with a developer who would agree to fund the bonds on the land lease. They would develop the property and the city would not be at risk.

Mr. Wulfe explained that the idea is that if a developer wants to put together a package to purchase the properties, the Gene Brown property and the Marmon Ridge property, the city will take action to extend Brookhollow and give them access to enhance the value of the project. We would even entertain doing a purchase agreement with lease back to them so they can enjoy the property tax savings and our better interest rates.

Mr. Boom appointed a subcommittee to discuss the EDC's interest in working with Ed Cross on what can be done with the Marmon Ridge and Gene Brown properties comprising of Mr. Wulfe, Mr. Blasko and Mayor Durand-Hollis.

4. Discuss how to proceed in regard to possible engagement of a Buyer's broker to represent the Hill Country Village Economic Development Corporation as potential buyer of real property; take possible action.

5. Discuss possible engagement of a Buyer's broker to represent the Hill Country Village Economic Development Corporation as potential buyer of real property; take possible action.

6. Discuss how to proceed in regard to possible potential project in regard to engaging real estate broker or development professional to provide development and related services to the Hill Country Village Economic Development Corporation in regard to potential development alternatives as to 12.01 acres of real property in the extraterritorial jurisdiction of the City of Hill Country Village and commonly known as 101 Tower Drive and owned by Marmon Family Properties, Ltd. as to the real property commonly known as 15131 San Pedro and owned by 1220 Enterprises, Ltd.; take possible action.

7. Discuss possible potential project in regard to engaging real estate broker or development professional to provide development and related services to the Hill Country Village Economic Development Corporation in regard to potential development alternatives as to 12.01 acres of real property in the extraterritorial jurisdiction of the City of Hill Country Village and commonly known as 101 Tower Drive and owned by Marmon Family Properties, Ltd. as to the real property commonly known as 15131 San Pedro and owned by 1220 Enterprises, Ltd. including possible publication of notice and scheduling public hearing; take possible action.


Mr. Wulfe moved to table agenda items 4, 5, 6 and 7, seconded by Councilman Register. Motion passed unanimously.

8. Discuss and take possible action to schedule next meeting of the Board of the Corporation.

9. Adjourn.

There being no further business, the meeting adjourned at 7:10 p.m.

Approved this 10TH day of January, 2017.

ATTEST:


Frank Morales
City Administrator



Doug Boom
President