

MINUTES

SPECIAL BOARD MEETING OF THE LANCASTER ECONOMIC DEVELOPMENT CORPORATION

DECEMBER 1, 2022

The Lancaster Economic Development Corporation Board of the City of Lancaster, Texas, met in a called Special Board Meeting in the Council Chambers of City Hall on December 1, 2022 at 7:30 p.m. with a quorum present to-wit:

Board Members Present:

Ted Burk, President
Adrienne Davis, Board member
Octavia Giadolor, Board member

Board Members Absent:

Sandi Collier, Vice President
Ellen Clark, Board Member

City Staff Present:

Shane Shepard, Economic Development Director/Assistant Board Secretary
Karl Stundins, Research and Business Development Manager
Carey Neal, Assistant City Manager

Call to Order:

President Burk called the special board meeting to order at 7:30 p.m. on December 1, 2022.

Public Testimony:

President Burk asked for citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

Consent Agenda:

1. **Consider approval of minutes from the Lancaster Economic Development Corporation (LEDC) Regular Meeting held on October 20, 2022.**

MOTION: Board Member Davis made a motion to approve the Minutes from the Regular Meeting held on October 20, 2022, seconded by Board Member Giadolor. The vote was cast 3 for, 0 against (Vice President Collier and Board Member Clark absent when the vote was taken).

Action:

2. **Discuss and consider a resolution authorizing a grant agreement with Kyoto Brew LLC, in an amount not to exceed seventy-five thousand dollars (\$75,000) from funds collected from the ¼ of 1 percent sales and use tax for the promotion and development of new and expanded business enterprises, as authorized by state law.**

Economic Development Director Shepard read the item and provided a brief overview of the project.

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Board Member Davis made a motion to review proprietary business information related to the project in Executive Session pursuant to Section 551.087 of the Texas Government Code. This motion was seconded by Board Member Giadolor. The vote was cast 3 for, 0 against (Vice President Collier and Board Member Clark absent when the vote was taken). The Board went into Executive Session at 7:35 p.m.

The board reconvened after the Executive Session at 8:23 p.m. Estelle Hernandez, the developer, answered several questions from Board Members (a summary of the responses are below):

- Kyoto Brew will handle a portion of its social media marketing internally but will also contract with outside vendors for assistance and purchase social media advertising;
- Kyoto Brew is working with its insurance agent to insure there is adequate coverage during the construction process, upon completion and for operations;
- Kyoto Brew is aware of the potential entry of Starbucks and Dutch Bros. into the Lancaster market. While they are coffee shops, Kyoto will differentiate itself with its environment and experiential elements including the events, live music and large outdoor component;
- The monthly sales estimates provided include revenue from coffee, bar and food components of the business;
- Kyoto Brew plans to stage events both inside and outside – live music may be staged either inside or outside, classes will be primarily inside;
- Kyoto Brew plans to have a total of approximately fifty seats, with the mix of indoor and outdoor seating to be determined. There are plans to eventually add a second deck area which increase seating to approximately eighty. Revenue estimates are based on fifty seats;
- Kyoto is continuing to refine cost estimates for the project. They are actively working with contractors to finalize pricing and scope of work. The project will include a fire suppression system and grease traps; and
- The planned hourly rate for part-time employees will be approximately \$15 per hour including tips.

MOTION: Board Member Giadolor made a motion to approve the item as submitted. This motion was seconded by Board Member Davis. The vote was cast 3 for, 0 against (Vice President Collier and Board Member Clark absent when the vote was taken).

these projects.

Board Member Giadolor made a motion to adjourn, seconded by Board Member Davis. The vote was cast 3 for, 0 against (Vice President Collier and Board Member Clark absent when the vote was taken).

The meeting was adjourned at 8:38 p.m.

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ATTEST:



Shane Shepard, Assistant Board Secretary

APPROVED:



Ted Burk, President