

CITY OF FORT STOCKTON, TEXAS

MINUTES OF: SPECIAL CITY COUNCIL & EDC 4-A & 4-B JOINT MEETING/WORKSHOP
DATE OF MEETING: APRIL 20, 2021
TIME OF MEETING: 5:30 PM
PLACE OF MEETING: 121 WEST SECOND STREET FORT STOCKTON, TX 79735

ROLL CALL WAS ANSWERED BY COUNCIL MEMBERS:

PRESENT: PAUL CASIAS, RUBEN FALCON, DARREN HODGES, JAMES WARNOCK,

PRESENT VIA VIDEO CONFERENCE: PAM PALILEO

OTHERS PRESENT: JOE CHRIS ALEXANDER, FRANK RODRIGUEZ, PUJA BOINPALLY, SAL SALAZAR, VISHAL CHOPRA, JOE ESPINO, HOLLY LAMBERT, HEATHER PASS, REMIE RAMOS, HOVEN RILEY, LAURA GONZALEZ, OLGA GONZALEZ, ROSS HARPER, DOUG MAY, KELLY FISHER, WAYNE FISHER, MARINA CANTU

MAYOR: JOE CHRIS ALEXANDER
CITY MANAGER: FRANK RODRIGUEZ III
CITY SECRETARY: MARINA A. CANTU
CITY ATTORNEY: PUJA BOINPALLY

Mayor Alexander and Economic Development 4-A & 4-B Corporations Chairman Salazar called the Special Meeting to order at 5:32 p.m.

Mayor Alexander read the Mission Statement:

“The Mission of the City of Fort Stockton Municipal Government is to Promote & Value Public Confidence and Trust by the Accountable and Responsible Use of Community Resources; to Ensure Public Safety; Improve Public Services; Promote Local Recreation and Entertainment; and Generate Economic Development.”

SPECIAL BUSINESS:

1. Discuss Options for Funding the Infrastructure and Rehabilitation of the Historic Property known as the Springhirst Hotel.

Economic Development Corporation Director Ramos introduced Apogee Development Group and iBuild Construction Owners Kelly Fisher and Wayne Fisher.

He noted their current projects:

- Ginnala Plaza Medical Building

- Loveland, CO
- 8,400 sq. ft.
Opening June 2021
- Industrial Flex Space
 - Fort Collins
 - 30,400 sq. ft.
 - Opening February 2022
- 295 Office Building 20K sq. ft. (LC Realtors) 95% complete
- Boise Office 3K sq. ft. (Dave Clark) 85% complete
- Bitter Suites Office Condos 45K sq. ft. (Chris Flaherty) 60% complete
- Hawthorn Suites Johns Town Addition, 47 rooms completed 2019
- 824 Retail & Residential Suites completed March 2021

Economic Development Corporation Director Ramos displayed the Renderings & Elevations plan for the Springhirst Hotel Project.

- 1st Floor Plan - Front desk, stairwell, elevator, private dining room and regular dining room
- 2nd & 3rd Floor Plan - Hotel Rooms
- 4th Floor Plan - Partial Floor Hotel Rooms and Fire Escape
- 5th Floor Plan - Roof Top Bar

The Management Company acquired to conduct their study as well as the operations is Meyer Jabara Hotels.

- Over 42 years experience
- Operate 26 brands of hotels with over 4,300 rooms
- Management ranges from 38-508 hotel rooms
- Award winning food & beverage management

Project Cost:

Land/Building Acquisition	\$52,001.00
Total Fees	\$270,512.00
Total Construction	\$4,946,736.45
Total Opening Cost	\$468,712.00
Total Cost:	\$5,737,961.45

He explained the Economic Development 4-A Corporation approved assistance of \$350,000.00 which would be used for water and sewer utilities, electric utilities, gas utilities, drainage, site improvements, telecommunications and internet. This project would require a minimum of 15 full-time position that Springhirst LLC must create. 4.6 million is the Minimum Capital Springhirst LLC must invest in Downtown Fort Stockton. It is 100% is recoverable if the project is sold within the first 60 months. Monthly forgiveness is \$3,000.00 for months 61-119.

He further explained the Economic Development 4-B Corporation approved assistance of \$750,000.00 to be used for land, buildings equipment, facilities, expenditures, targeted infrastructure and improvements found by the board of directors to promote new or expand business development. This

project would require a minimum of 15 full-time position that Springhirst LLC must create. 4.6 million is the Minimum Capital Springhirst LLC must invest in Downtown Fort Stockton. It is 100% is recoverable if the project is sold within the first 60 months. Monthly forgiveness is \$6,500.00 for months 61-119.

DOWNTOWN EDC PROJECTS

PROJECT	EDC FUNDS	TOTAL PROJECT	% EDC
Springhirst	\$350,000.00 4-A & \$750,000.00 4-B	\$5,737,961.45	19
Classic Man	\$24,000.00	\$93,932.96	26
The Old 76	\$14,000.00	\$75,000.00	19
ECU-TEX	\$8,000.00	\$55,000.00	15
Achterburg House	\$0.00	\$200,000.00	0
Casa De Modas	\$10,000.00	\$50,000.00	20
Centennial Lounge (Albert Valadez)	\$27,500.00	\$400,000.00	7
Community Theater	\$250,000.00	\$2,300,000.00	11

SPRINGHIRST VS. HOTEL OCCUPANCY TAX PROJECTS CVB

PROJECT	ANNUALLY	10 YEAR	DAYS	PER DAY
Springhirst Restaurant & Roof Top Bar	\$110,000.00	\$1,100,000.00	365	\$301.37
Big Bend Open Road Race	\$35,000.00	\$350,000.00	5	\$7,000.00
Historical Contract	\$160,000.00	\$1,600,000.00	313	\$511.18
Chamber of Commerce Contract	\$76,800.00	\$768,000.00	313	\$245.37
Reunion Festival	\$15,000.00	\$150,000.00	2	\$7,500.00
Main Street Dance	\$15,000.00	\$150,000.00	2	\$7,500.00
Pop Warner	\$10,000.00	\$100,000.00	3	\$3,333.33
July 4th Fireworks	\$15,000.00	\$150,000.00	2	\$7,500.00

2. Discuss City Parks Signage Project and Overall City Branding and Signage.

PROPOSAL ONE: JUAN VASQUEZ METAL ART

7.5' 3D Metal Sign	\$4,530.00
IH-10 and 385 Sign	\$1,231.00

Additional Signage

Historic Tour Signs	\$60.00
Railroad Ave & 5th	\$4,530.00
5th & Hwy 285	\$4,530.00

PROPOSAL TWO: FASTSIGNS

96X48 DiBond with Frame	\$4,530.00
IH-10 and 385 Sign	\$401.73

Additional Signage

Historic Tour Signs	\$48.93
Railroad Ave & 5th	\$1,459.71
5th & Hwy 285	\$1,459.71

3. Adjourn.

Motion was made by Paul Casias, seconded by Darren Hodges, and carried unanimously to adjourn the Special Joint Meeting/Workshop at 6:37 p.m. James Warnock, Joe Chris Alexander, Pam Palileo, Paul Casias, Ruben Falcon, Darren Hodges voted aye.

There being no further business, Fort Stockton Economic Development 4-A & 4-B Corporations Chairman Salazar adjourned the Special Joint Meeting/Workshop at 6:37 p.m.



Joe Chris Alexander, Mayor

ATTEST:



Marina A. Cantu, City Secretary