



College Station, TX

Meeting Agenda

**City Council Economic Development Committee
1207 Texas Ave S, College Station, TX 77840**

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 255 715 032 186 Passcode: N2F5e6wS

Phone: 979-431-4880 Phone Conference ID: 833 345 516#

The City Council may or may not attend this meeting.

February 5, 2025

3:00 PM

**Visit College Station Large
Conference Room**

1. Call meeting to order and consider absence requests.

2. Hear Visitors.

At this time, the Chairperson will open the floor to citizens wishing to address issues not already scheduled on today's agenda. Each citizen's presentation will be limited to three minutes in order to allow adequate time for the completion of the agenda items. Comments will be received and city staff may be asked to look into the matter, or the matter may be placed on a future agenda for discussion. A recording may be made of the meeting; please give your name and address for the record.

3. Agenda Items.

- 3.1. Presentation, discussion, and possible action on the minutes of the November 6, 2024, Economic Development Committee meeting.
- 3.2. Presentation, discussion, and possible action regarding an update on Tourism initiatives.
- 3.3. Presentation, discussion, and possible action regarding an update to the Economic Development Master Plan.
- 3.4. Presentation, discussion, and possible action on entrepreneurship efforts.

4. Discussion and possible action on future agenda items.

A member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

5. Executive Session.

Executive Session is closed to the public and will be held in the Visit College Station Large Conference Room. The Committee may according to the Texas Open Meetings Act adjourn the Open Meeting during the Consent, Workshop, or Regular Agendas and return into Executive Session to seek legal advice from the City Attorney regarding any item on the Workshop, Consent, or Regular Agendas under Chapter 551, Texas Government Code.

5.1. Real Estate {Gov't Code Section 551.072};

Possible action. The Committee may deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

a. Approximately 300 acres of land generally located at Corporate Parkway and Midtown Drive in the Midtown Business Park.

5.2. Economic Incentive Negotiations {Gov't Code Section 551.087};

Possible action. The Committee may deliberate on commercial or financial information that the Committee has received from a business prospect that the Committee seeks to have locate, stay or expand in or near the city which the Committee in conducting economic development negotiations may deliberate on an offer of financial or other incentives for a business prospect. After executive session discussion, any final action or vote taken will be in public. The following subject(s) maybe discussed:

- a. Economic development agreement for a development generally located at the intersection of University Drive and College Avenue.
- b. Economic development agreement with Fujifilm Diosynth Biotechnologies Texas, LLC, f/k/a Kalon Biotherapeutics LLC.
- c. Economic development agreement for a development generally located at the intersection of Raymond Stotzer Parkway and State Highway 47.

6. Adjourn.

The Board or Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on January 31, 2025 at 5:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."

February 5, 2025
Item No. 3.1.
Minutes of Previous Meeting

Sponsor: Michael Ostrowski, Chief Development Officer

Reviewed By CBC: Economic Development Committee

Agenda Caption: Presentation, discussion, and possible action on the minutes of the November 6, 2024, Economic Development Committee meeting.

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): Staff recommends approval of the minutes.

Summary: This item includes the minutes from the November 6, 2024, Economic Development Committee.

Budget & Financial Summary: N/A

Attachments:

1. Economic Development Committee - Meeting Minutes 20241106



College Station, TX

Meeting Minutes

**City Council Economic Development Committee
1207 Texas Ave, College Station, TX 77840**

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 245 171 473 794 Passcode: KbQRxA

Phone: 979-431-4880 / Phone Conference ID: 170 564 413#

The City Council may or may not attend this meeting.

November 6, 2024

3:00 P.M.

**Visit College Station Large
Conference Room**

Present:

Mayor John Nichols
Councilmember Bob Yancy
Councilmember William Wright

Staff in Attendance:

Bryan C. Woods, City Manager
Jennifer Prochazka, Assistant City Manager
Michael Ostrowski, Chief Development Officer
Aaron Longoria, Assistant City Attorney
Brian Piscacek, Assistant Director Economic Development
Jeremiah Cook, Assistant Director, Tourism
Stacey Vazquez, Economic Development Coordinator
Lisa McCracken, Staff Assistant II

1. Call meeting to order and consider absence requests.

Mayor Nichols called the meeting to order at 3:00 p.m. and opened with the Regular Season. The Regular Season adjourned at 4:55 p.m. and proceeded directly into the Executive Session.

2. Executive Session

2.1. Real Estate {Gov't Code Section 5510072};

Possible action. The committee may deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Approximately 28 acres of land generally located at Midtown Drive and Corporate Pkwy in the Midtown Business Park.
- b. Approximately 1.5 acres of land located 301 Patricia Street and review of the sealed bids submitted under bid number 24-073.
- c. Approximately 8 acres of land located at 1508 Harvey Road.

2.2. Economic Incentive Negotiations {Gov't Code Section 551.087};

Possible action. The City Council may deliberate on commercial or financial information that the City Council has received from a business prospect that the City Council seeks to have locate, stay or expand in or near the city which the City Council in conducting economic development negotiations may deliberate on an offer of financial or other incentives for a business prospect. After executive session discussion, any final action or vote taken will be in public. The following subject(s) maybe discussed:

- a. Economic development agreement for a development generally located at the intersection of University Drive East and Tarrow Street.
- b. Economic development agreement for a development generally located at the intersection of University Drive and College Avenue.
- c. Economic development agreement with Fujifilm Diosynth Biotechnologies Texas, LLC, f/k/a Kalon Biotherapeutics LLC.

Mayor Nichols adjourned into Executive Session at 4:55 p.m., also stating that agenda item 4.5 *Presentation, discussion, and possible action on a funding agreement with the Greater Brazos Partnership*, may be included as part of the Executive Session.

3. Hear Visitors.

At this time, the Chairperson will open the floor to citizens wishing to address issues not already scheduled on today's agenda. Each citizen's presentation will be limited to three minutes in order to allow adequate time for the completion of the agenda items. Comments will be received and city staff may be asked to look into the matter, or the matter may be placed on a future agenda for discussion. A recording may be made of the meeting; please give your name and address for the record.

No Visitors provided comments.

4. Agenda Items

- 4.1. Presentation, discussion, and possible action on the minutes of the September 17, 2024, Economic Development Committee meeting.

Motion by Councilmember Yancy to approve the Minutes, second by Councilmember Wright; Motion passed 3-0.

- 4.2. Presentation, discussion, and possible action on the Tourism Advisory Committee meeting of September 24, 2024.

Jeremiah Cook, Assistant Director of Tourism provided an update on the September 24, 2024, Advisory Committee meeting. Summary of conversation included the convention center feasibility study, tourism strategic plan, marketing initiatives, and FY 2025 Budget.

- 4.3. Presentation, discussion, and possible action regarding an entrepreneurship initiative.

Brian Piscacek, Assistant Director of Economic Development provided an update on how Economic Development staff are actively pursuing a strategy to support and encourage entrepreneurship in College Station. Staff reviewed the current ecosystem and recent efforts of partnership with a digital platform for innovation along with a series of engagement opportunities.

- 4.4. Presentation, discussion, and possible action on a proposed scope of services regarding a request for proposals for an Economic Development Master Plan update.

Brian Piscacek, Assistant Director of Economic Development discussed the initial step in an effort to release a request of proposals (RFP) to identify a consultant partner to assist with the update to the Economic Development Master Plan. Staff outlined a draft of the scope of services and sought feedback from the Committee, the final version of which will be included in the RFP.

- 4.5. Presentation, discussion, and possible action on a funding agreement with the Greater Brazos Partnership.

Susan Davenport President & CEO of the Greater Brazos Partnership (GBP), and Jeremy Osborne with the GPB discussed how the agreement arrangement with an innovation platform (Plug and Play) aims to drive and attract business growth opportunities in the Brazos Valley region through a startup accelerator program.

5. Discussion and possible action on future agenda items.

A member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

There were no future agenda items.

6. Adjourn.

Mayor Nichols adjourned the meeting at 5:50 p.m.

February 5, 2025

Item No. 3.2.

Presentation, discussion, and possible action regarding an update on Tourism initiatives.

Sponsor: Jeremiah Cook, Assistant Director - Tourism

Reviewed By CBC: N/A

Agenda Caption: Presentation, discussion, and possible action regarding an update on Tourism initiatives.

Relationship to Strategic Goals:

- Good Governance
- Diverse & Growing Economy

Recommendation(s): To receive the presentation.

Summary: The 2024 Hotel market was strong throughout the year. 2024 ended with a year-over-year increase of 4.5% in occupancy, an 8.8% increase in average daily rate, and a 15.1% increase in total hotel revenue. These increases can be attributed to a myriad of factors, including large events at Kyle Field, USA Track & Field, continued growth in the meetings and conventions market, and a strong football season. October 2024 broke the record for most hotel revenue within a single month at \$14 million, and July saw our strongest occupancy to date at 64%.

Staff will also provide an update on the tourism strategic planning efforts and the convention center feasibility study.

Budget & Financial Summary: N/A

Attachments:

None

February 5, 2025
Item No. 3.3.
Economic Development Master Plan Update

Sponsor: Brian Piscacek, Assistant Director - Economic Development

Reviewed By CBC: Economic Development Committee

Agenda Caption: Presentation, discussion, and possible action regarding an update to the Economic Development Master Plan.

Relationship to Strategic Goals:

- Good Governance
- Diverse & Growing Economy

Recommendation(s): To receive the presentation.

Summary: Economic Development staff drafted a Request for Proposals for a new Master Plan, which was released on January 15, 2025. The plan will provide a comprehensive roadmap for sustainable economic growth and development and be tailored to the unique needs and opportunities of College Station, considering its current economic landscape, key attributes, and future growth potential. The plan is anticipated to cover a minimum of three (3) to five (5) years with specific action items. Proposals are due February 20, 2025. Future action items include review of submitted proposals and negotiations with the selected firm.

Budget & Financial Summary: Project estimate is \$150,000. For the FY25 Budget, the Economic Development & Tourism Department received a one-time Service Level Adjustment of \$150,000 for the plan.

Attachments:

None

February 5, 2025
Item No. 3.4.
Entrepreneurship Efforts

Sponsor: Brian Piscacek, Assistant Director - Economic Development

Reviewed By CBC: N/A

Agenda Caption: Presentation, discussion, and possible action on entrepreneurship efforts.

Relationship to Strategic Goals:

- Diverse & Growing Economy

Recommendation(s): Staff recommends that the Committee receive the presentation and provide direction as needed.

Summary: Staff will provide an update on recent entrepreneurship efforts.

Budget & Financial Summary: N/A

Attachments:

None