

**CITY OF SANTA FE
SPECIAL COUNCIL MEETING
APRIL 13, 2023 6:00 P.M.
COUNCIL CHAMBERS
12002 HWY. 6, SANTA FE, TEXAS**

MINUTES

The meeting was called to order at 6:00 p.m. by Mayor Pittman.

Roll Call: Present: Mayor Bill Pittman
Councilmember Melanie Collins
Councilmember John Dickerson
Councilmember Jason O'Brien
Councilmember Dana Marks arrived at 6:22 p.m.

Absent: Councilmember Brandon Noto

Business:

- 1. Discussion: Request for Chapter 380 economic incentives from NC4 Management LLC for its development of a Senior Living Community located on the southwest corner of the intersection of FM 1764 and Avenue F, legally described as ABST 149 E MITCHELL SUR PT OF OUTLOTS 129 & 130 (129-4) ALTA LOMA OUTLOTS**

Corey Boyer and Scott Van Nostrand, on behalf of NC4 Management LLC, presented their plan to the City Council for the development of a Senior Living Community, which includes creating 30-40 full-time positions. Mr. Boyer asked the City to match funds so that NC4 Management LLC can offer signing bonuses to the employees of up to \$1000.00 per person for each employee who is a resident of Santa Fe. Mr. Boyer also asked for the City to provide a 100% tax rebate for the first ten years, citing the potential future benefit to the City of an additional stream of income via sales tax from the residents of the Senior Living Community.

Mayor Pittman countered that other businesses that are building in Santa Fe, including Lone Star Pharmacy and Big Horn BBQ, have asked for no funding or tax breaks but are expected to bring in equitable sales tax revenue.

Mr. Boyer advised the Council that he is proposing that the water and sewer lines for the facility come from the north side of FM 1764. He stated that his company would provide 50% of the funding for this and that the Santa Fe Economic Development Corporation and Galveston County Water District 8 have both agreed to supplying the remaining balance at 25% each. Mayor Pittman expressed concern for the location of the proposed pump station for the Senior Living Community, stating that he believes it is better for the City and for the residents whose homes are in the immediate vicinity of the proposed site of the Senior Living Community that NC4 Management LLC find a way to utilize the existing pump station, located on the south side of FM 1764, due to the more efficient and reliable gravity-fed method.

2. **Discussion: Request for Chapter 380 economic incentives for CBQuick LLC for its development of an apartment complex located at 4315 FM 646 North, Santa Fe, Texas**
Corey Boyer and Scott Van Nostrand, on behalf of NC4 Management LLC, presented their request for the development of an apartment complex located at 4315 FM 646 North, which was the same request Mr. Boyer made at the Santa Fe City Council Regular Meeting on March 9, 2023, at 7:00 p.m.
3. **Executive Session, closed to the public, pursuant to Chapter 551.087, Texas Government Code, to deliberate the offer of a financial or other incentive to a business prospect (NC4 Management LLC and CBQuick LLC)**
Mayor Bill Pittman recessed the Special Meeting at 6:39 p.m.

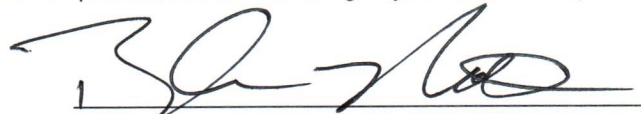
Mayor Bill Pittman reconvened the Special Meeting at 6:59 p.m.
4. **Consideration and possible action: Request for Chapter 380 economic incentives from NC4 Management LLC for its development of a Senior Living Community located on the southwest corner of the intersection of FM 1764 and Avenue F, legally described as ABST 149 E MITCHELL SUR PT OF OUTLOTS 129 & 130 (129-4) ALTA LOMA OUTLOTS**
Upon reconvening after Executive Session at 6:59 p.m., Mayor Pittman advised that the City Council approved a two-year tax rebate on improvements to the property with the stipulation that NC4 Management LLC break ground on the Senior Living Center before the end of 2023. Councilmember O'Brien motioned to approve this offer, Councilmember Collins seconded the motion, and the motion passed unanimously.
5. **Consideration and possible action: Request for Chapter 380 economic incentives from CBQuick LLC for its development of an apartment complex located at 4315 FM 646 North, Santa Fe, Texas**
Councilmember Dickerson made a motion to not offer any incentives on this project, with a second by Councilmember Collins. The motion passed unanimously.

Motion by Councilmember O'Brien to adjourn. The motion passed and the meeting adjourned at 7:01 p.m.

ATTEST:



Natalie Arnett, Assistant City Secretary



BRANDON NOTO, MAYOR PRO TEM

