

**MINUTES OF THE SPECIAL CALLED MEETING OF
THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS
July 17, 2024**

A special called meeting of the City Council of the City of Tyler, Texas, was held Wednesday, July 17, 2024 at 9:00 a.m. in the City Council Chambers, 2nd floor of City Hall, Tyler, Texas, with the following present:

Mayor: Don Warren
Mayor Pro Tem: Stuart Hene
Councilmembers: Brad Curtis
Shirley McKellar (absent)
Petra Hawkins
James Wynne
Lloyd Nichols

City Manager: Edward Broussard (absent)
Deputy City Manager: Stephanie Franklin
Asst. City Manager: Heather Nick
City Attorney: Deborah G. Pullum
City Fire Chief: David Coble
Police Chief: Jimmy Toler
Strategic Planner: Blake Cathey
City Clerk: Cassandra Brager

INVOCATION

The Invocation was given by Mayor Warren.

MISCELLANEOUS

M-1 Request that the City Council consider authorizing the City Manager to sign the Chapter 380 Economic Development Incentive Agreement between the City of Tyler and Bass Pro Outdoor World, LLC for rehabilitation of the Gander Mountain location at the Cumberland Village Outlet, Tyler, Texas.

City Attorney Deborah Pullum- Stated that the City Manager in the past has had negotiations with the Bass Pro Shop here in Tyler, regarding the location out at Cumberland Villages, Gander Mountains. From those negotiations, we are now ready to put before you all for approval a 380 Chapter Economic Development Incentives Contract. Some of the major terms and requirements of the contract, is a commitment of the City to provide a portion of its sales tax revenue, which would be just half a penny. For a reimbursement capped at 1.5 million, the contract term is for seven years, and it is based on Bass Pro Shop obtaining \$22 million in sales every year with a 2% increase in those sales. Also, a part of that agreement is that the City of Tyler will provide up to \$1.7 million to extend Settlers Landing Drive. And finally, the possibility of renaming Settlers Landing to Bass Pro Way, the City will make all efforts and assist the Bass Pro Shop in those renaming efforts, application and public hearing, as well as working with them with TxDOT to try to keep the left turn lane. Those are the major points that are included in the 380 agreement, and so we are here today to ask for your approval of that Economic Development package.

Mayor Warren – Stated that he does not have any questions, but he wanted to just be real clear about a couple of things. With the 50% of the city's penny, there's one and a half cent in

sales tax. So, Bass Pro Shop will get a half of one penny, and the City will still get one half cent from that one penny, plus the one half cent that will go into the Half Cent Sales Tax Fund. So, I think I got that right, right? One half of one penny that will go to them. We'll get the other half of the one penny, plus the Half Cent Sales Tax.

Deputy City Manager, Stephanie Franklin – Stated half of that.

Mayor Warren – Stated we get 100% of the half cent sales tax. The half cent that goes into the Half Cent Fund.

Deputy City Manager, Stephanie Franklin- Stated that the City gets half of the penny. They get the other half. The other half of the penny goes into the Half Cent Sales tax fund.

Mayor Warren- Stated that there's a total of one and a half cents that goes into sales tax. There's a penny that goes into the general fund. There's a half cent that goes into the Half Cent fund. The only thing we're giving up is the half cent of the general fund.

Assistant City Manager, Heather Nick – Stated that maybe I can clarify. So, it's really just a, kind of a three-way split. Bass Pro gets half a penny. The general fund gets half a penny, and then our Half Cent Sales Tax gets half a penny.

Mayor Warren- Stated, correct.

Assistant City Manager Heather Nick- Stated I think that's exactly what you were saying.

Councilmember Wynne-Stated that the Bass Pro Shop is capped at 1.5 million.

Deputy City Manager Stephanie Franklin- Stated, right.

Councilmember Wynne- Asked which department will they submit their sales information to so that we see that they're hitting their sales tax number.

Deputy City Manager Stephanie Franklin – Stated that we get that information from the State.

Councilmember Wynne- Stated, “Okay.”

Deputy City Manager Stephanie Franklin- Stated that goes through Kiedric, the Chief Financial Officer. They review it, and then it's reimbursed after that point.

Mayor Warren – Stated that the 1.7 million for Settlers Landing, which will be renamed, hopefully. You know, it's more than just Settlers Landing. It's part of a long-term plan. We think of Settlers Landing being extended over to Centennial, and Centennial being expanded all the way over to Paluxy. So, this is really part of a long-term plan to help get traffic off of Broadway. So, it's not just an incentive.

Councilmember Wynne- Stated at the end of the day, it'll be a benefit for all. It'll relieve some traffic.

Councilmember Curtis – Asked a question. So, the base is \$22 million and 2 percent growth on that. So, the structure is there, and this is what they have to hit. So, they could meet the goal one year, not meet the next, meet the goal, make, you know.

Deputy City Manager, Stephanie Franklin – Stated, right. Or they could exceed it in consecutive days.

Councilmember Curtis- Stated, yeah, exceeding it doesn't matter.

Deputy City Manager, Stephanie Franklin – Stated Up to \$1.5 million.

Councilmember Curtis – Stated, Okay.

Mayor Warren – Stated, all right. Any other questions? I'll entertain a motion.

Motion by Mayor Pro Tem Hene to adopt the request and authorize the City Manager to sign the Chapter 380 Agreement; seconded by Councilmember Curtis; motion carried 6 - 0 & approved as presented.

ADJOURNMENT

Motion by Councilmember Wynne to adjourn the meeting at 9:07 a.m; seconded by Councilmember Curtis; motion carried 6 - 0 & meeting adjourned.



DONALD P. WARREN, MAYOR OF
THE CITY OF TYLER, TEXAS

ATTEST:



CASSANDRA BRAGER, CITY CLERK

