

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input checked="" type="checkbox"/> All </div>
<b>Agenda Date</b>	January 25, 2022
<b>Requested Action</b>	<p>CONSIDER RESOLUTION NO. 2022-R06; A RESOLUTION OF THE CITY COUNCIL OF BOERNE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A LEASE AGREEMENT, AND ANY OTHER RELATED DOCUMENTS WITH GREENHAUS, INC. FOR THE LEASE OF THE BUILDING LOCATED AT 400 EAST BLANCO ROAD, BOERNE, TEXAS.  <i>(Lease former Public Works building)</i></p>
<b>Contact Person</b>	Nicholas Montagno- Assistant to the City Manager
<b>Background Information</b>	<p>In August of 2021, staff began working with the Boerne Kendall County Economic Development Corporation (BKCEDC) and Boerne Kendall County Angel Network (BKCAN) to find a way to utilize the former Public Works/Utilities building located at 400 East Blanco for an exciting new economic development entrepreneurial incubator concept. That concept has taken form in a collaborative partnership that sees participation from major community stakeholders including BISD, the City, and the County. The entity formed to facilitate this endeavor, Das Greenhaus (DGH), is a 501(c)3 non-profit business incubator that aims to grow Kendall County's entrepreneurial ecosystem. It will serve as a means of retaining Kendall County talent providing a place to grow their business in their hometown and also offer support for BISD's new entrepreneurial program, incubator.edu Boerne. DGH, as a public-private partnership, is a key element in the strategy for sustainable growth through entrepreneurial-led economic development (ELED).</p> <p>Acting as a conduit for connecting the next generation of entrepreneurs with experienced mentors, DGH is a separate non-profit entity that will partner with local organizations to serve business start-ups in a holistic, sustainable way. DGH is a long-term investment in our community that will serve as a hub for entrepreneurial activity that transforms Kendall County while preserving the historic character of our community.</p> <p>To be housed in the former Public Works building, DGH will include open-concept workspaces, dedicated offices, and conference rooms. In addition to space, support for startup businesses will also include a mentorship program, as well as educational and networking opportunities. Data provided through IC2 through the University of Texas, supports the conclusion that incubators increase start up success rates, and also provide community benefit via increased tax revenue. Incubators are a proven concept that have been successfully launched in both metro and rural communities around the state,</p>

	<p>as well as nationwide.</p> <p>DGH is in alignment with the economic development goals stated in the 5-Year Economic Development Strategy Plan, adopted by City Council in October of 2020, of creating an entrepreneurial ecosystem as a means of a controlled, quality economic development. The launch of DGH will plant a flag that Kendall County is a hub for founders and entrepreneurs to start and grow their businesses.</p> <p>Attached for consideration is a lease agreement for 400 E. Blanco. (Attachment A). Per prior Council discussions, obligations of the agreement include:</p> <ul style="list-style-type: none"> <li>• Term of agreement is initially ten years with three five-year extensions for a total of 25 years.</li> <li>• City will pay the cost of normal utility use for the premise for three years.</li> <li>• Marketing for the project to include the City of Boerne Logo.</li> <li>• Annual performance reporting of project</li> </ul>
<b>Item Justification</b>	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Mitigate Risk  <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment  <input type="checkbox"/> Customer Pull  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input checked="" type="checkbox"/> Other: Economic Development Project </div> </div>
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	Legal has reviewed and approved the form and content of this lease agreement.
<b>Alternative Options</b>	Continue to hold onto asset or sell asset by approved method
<b>Supporting Documents</b>	Attachment A- Lease Agreement