



MEMO

To: Mayor and City Council Members

From: Scott Jones, Economic Development Director

Date: October 15, 2025

RE: **September 12 to October 10 Economic Development Department Activity Briefing**

- City Manager executed Exclusive Negotiating Agreement contract with Hunt Group's team for P3 partnership developing and financing new City Hall/Library project; attended 4 programming/validation/stacking meetings with PGAL for the City Hall/Library design; attended 4 weekly Technical Team Project Meetings for the development; met with project team and adjacent landowner re: potential 8 acre retail property inclusion; LGC Steering Committee initial meeting; met Rinchem/Merck representatives at Beltex Facility to discuss easement for Manor Town Square tie-in thoroughfare and offering wastewater access;
- Prospecting investment partners and incentives with the State of Texas for both Terramer (sustainable hemp-based bioplastic manufacturing) and Fleximent/Homes2Live (sustainable modular housing production); located manufacturing site in Manor and negotiated terms for purchase, both require substantial major 8-figure financial investment resources (equity) in order to establish these businesses in Manor;
- Attended TJ Maxx management meeting prior to grand opening; attended Manor Chamber of Commerce monthly meeting w/TCESD#12 Interim Chief Chris McKenzie speaking;
- Attended CTRMA Public Engagement Session at Manor Elementary on US290 Expansion Project for public input process; attended HR Microsoft Teams meeting w/Bob Lavigna;
- Call with Pete Dwyer, his team and city staff re: his tiny home project idea on his FM973S property;
- Meeting on GIS access with GBA's Justin Clinger; communications meeting with Castle Communications for future transportation projects;
- Meeting with Identity Capital twice on Kimbro Crossing development; DA and 380 Agreement documents commented on, back from developer and reviewed/to legal for comments expected week of 10/6; CapMetro BCT funds identification request completed;
- Helped host and volunteered at Boys & Girls' Club of Austin charity event;
- Met with 2 consultants and obtained pricing on hospital feasibility analysis for Manor;
- MEF meeting with Geovanna on MEF Gala assistance;
- Zoom meeting with Library IQ re: library consulting on design, staffing, operations, etc.;
- UFCU Grand Opening event; Open House: Avelyn Manor Apartments; Bluebonnet Electric interview filming;



MEMO

- S. Korea trip briefing with GAACC; travel documentation and prep;
- Received Manor TIRZ plan and requested hearing/announcement dates from Travis James of TXP;
- Redlined Lanzola documents for City Manager prior to legal review; researched and contacted property owners at Bois d'Arc/Tower Rd. for traffic hazard issue and received authorization to trim trees at intersection;
- Attended 2 City Council Meetings, 4 City Staff Meetings.