

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON WEDNESDAY, May 27, 2015 AT 12:00 PM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE.

PRESENT: Lee Pfluger, William Dendle, Anne Coverston, Travis Stribling, Craig Kinney, Bob Pfluger, Dominic Santos, David Mazur, Mike Campbell, John Klingemann

ABSENT: Johnny Calvert (AU), Nelly Perez (AU)

STAFF: Patrick Howard, AICP
AJ Fawver, AICP
Rick Weise
Sarah Tackett
Jaime Guerrero
Lance Overstreet

I. Call to order, establish quorum.
The meeting was called to order at 12:00 pm. It was established that a quorum was present.

II. Public comment.

No public comment.

III. Consideration of approving the minutes from the April 15, 2015 TIRZ Board Meeting.

Motion to approve the minutes from the April 15, 2015 TIRZ Board Meeting by Mr. William Dendle, seconded by Mr. Mike Campbell and carried unanimously.

IV. Consideration of approving a request for additional funds for the N. Chadbourne/New Freedom Streetscape project.

Mr. Lance Overstreet presented an update regarding the N. Chadbourne/New Freedom Project. Construction covers 7th-14th on N. Chadbourne; includes-sidewalks, ramps, handrails and ADA accessibility. Project is progressing well; all grants have been extended. Initially, staff had requested additional funds from the TIRZ Board in the event that all grant funds were exhausted. Construction on the Project began February 2nd, 2015 Grant Funding will end June 15, 2015, at which time construction

will no longer be allowed using Grant Funds. TIRZ has approved the excess funding needed that would allow construction to continue after this date for the remainder of the unfinished blocks. Status of funds was presented. Options for extension of the project were presented to the board to continue after 14th Street. \$119,844.50 is being requested to complete 4 blocks on one side of the street.

A copy of the presentation is part of the supplemental minute record.

Motion to approve, as presented, contingent on funding availability by Mr. William Dendle, seconded by Mr. John Klingemann and carried unanimously.

- V. Update and discussion regarding the status of amending the Bylaws with regards to TIRZ Board member's Term limits.

Mr. Patrick Howard stated that documents have been prepared for a presentation to City Council at the June 2, 2015 meeting. Mr. Lee Pfluger questioned the TIRZ Bylaws with regards to the TIRZ Board term limits. Mr. Patrick Howard stated that this would require a change to the Code of Ordinances and this must be approved by City Council.

No action taken.

- VI. Consideration of approving the TIRZ Subcommittee recommendations on the award of funds to projects submitted in the FY15 Incentive Policy submittal window.

Ms. AJ Fawver stated that an application summary was presented to the board prior to the meeting for review. She added that today we would focus on the applications that the subcommittee had recommended for full or partial funding. Ms. Fawver gave a brief overview of the Incentive Policy. The next step is to award projects and send letters to proceed, etc. Letters will also be sent to the projects that were not selected to there is no confusion.

The categories and amounts available/requested were presented:

CATEGORY A - OFFICE/WORKFORCE	Demand for this type of development shows that the downtown area can support 8,646 new jobs, and 220,936 sf of office space.
CATEGORY B - RESTAURANT	Demand for this type of development shows that the downtown area can support 6 additional restaurants.
CATEGORY C - HOUSING/HOTEL	Demand for this type of development shows that the downtown area can support 613 multi-family housing units.

DISTRICT	CATEGORY	GOAL	ACTUAL
TIRZ - North	A - Office/Workforce	\$99,960	\$96,704
TIRZ - South	A - Office/Workforce	\$146,198	\$150,000
	B - Restaurant	\$146,198	\$110,386
	C - Housing/Hotel	\$146,198	\$25,000

Summary of the applications was presented:

TIRZ Incentive Application Summary - FY2015

	TOTALS	TIRZ - NORTH	TIRZ - SOUTH
Total Applications Received:	13		
Administratively Eligible:	2	1	1
Requiring Subcommittee Consideration:	11	2	9

The Board's options are to deny, modify, or accept as presented by the subcommittee. The projects were presented and general discussion followed.

*A copy of the presentation is part of the supplemental minute record.
Mr. Lee Pfluger recused himself from the vote.*

Motion to approve the subcommittee's recommendations as presented, except for 236 W. Beauregard by Mr. Travis Stribling, seconded by Mr. John Klingemann and carried unanimously.

Motion to approve the application for incentive funding for 236 W. Beauregard, contingent on the submittal of a Site Plan/Landscaping Plan(screening) to the Planning Department for review and approval by the subcommittee by Mr. David Mazur, seconded by Mr. William Dendle and carried unanimously.

- VII. Consideration of amending the Incentive Policy relating to only awarding TIRZ funding during the "competitive window" that ended with May applications.

Mr. Lee Pfluger stated that there were two items the committee should consider for the next round. One being the "competitive window" that ended in May. Mr. Lee Pfluger would like to see a little more flexibility. Mr. Patrick Howard stated that the board could do another round, if funds are available. Mr. Bob Pfluger asked if October 2015 would start the new round of applications for FY 2016? Mr. Patrick Howard stated that yes, it will.

- VIII. Consideration of amending the Incentive Policy relating to payment of funds; paying awarded funds at the beginning of the project (prior to project starting) without verification of recipients indicating that any money had been spent on the project.

Mr. Lee Pfluger stated he would just like to discuss the way the funds are distributed. Ms. AJ Fawver stated that currently the funds are distributed 90/10. Mr. Patrick Howard stated the thought behind this system was to encourage larger, more substantial projects. Mr. Travis Stribling stated he thought this is a bad idea. Mr. Patrick Howard added that this is the policy the board approved. Mr. David Mazur questioned who oversees the projects to ensure completion. Applicants have one year from execution of contract to complete project. Mr. Rick Weise added that the board could direct staff to bring back additional options.

Motion to direct staff not to execute contracts until the terms of the contract are discussed by subcommittee and approved by the board by Mr. Bob Pfluger, seconded by Mr. Travis Stribling and carried unanimously.

- IX. Consideration of acceptance of Roger Allen's resignation from the TIRZ Board.

No action taken.

- X. Announcements and consideration of future agenda items.
a) Next Meeting – May 20, 2015

Recommendations will be brought to the board regarding the selections of the subcommittee regarding the Incentive Program.

- XI. Adjournment.

Motion to adjourn by Mr. Mike Campbell, seconded by Mr. David Mazur and carried unanimously. The meeting was adjourned at 1:14 PM.



Lee Pfluger, TIRZ Chairman