

**MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT
REINVESTMENT ZONE MEETING HELD ON Tuesday, September 27, 2016
AT 3:00 PM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE.**

PRESENT: **Voting Members:** Tim Edwards, Brenda Gunter, Dudra Butler, Johnny Silvas, Casey Barrett, Lee Pflugger, Jason Fernandez, Mike Campbell

Non-voting Members: SAISD-Dr. Jeff Bright, DSA-Del Velasquez, GAFB-Kevin Bruce, Chamber of Commerce-Dan Koeing, ASU-John Klingemann

ABSENT: William Dendle (AE)

STAFF: Jon James
 Sarah Tackett
 Russell Pehl
 Shannon Scott
 Bob Schneeman

I. Call to order, establish quorum.

The meeting was called to order at 3:00 pm. It was established that a quorum was present.

ii. Public comment.

Kathy Ramirez, office manager of two businesses on North Chadbourne, would like consideration of extending the North TIRZ Zone. She was told it ends at 30th street, they are located at 3217 North Chadbourne.

III. Consideration of approving the minutes from the August 23, 2016 TIRZ Board Meeting.

Motion to approve the August 23, 2016 Board Meeting Minutes with a correction to Item VII by Mr. Johnny Silvas, seconded by Ms. Brenda Gunter and carried unanimously.

IV. Introductions of TIRZ Board and staff.

Mr. Jon James stated he thought it would be a good idea for board members to introduce themselves. Each board member introduced themselves and stated who

they represent. Mrs. Brenda Gunter added she would like the board to remain professional and courteous at all times.

No action taken.

V. Financial Report.

Mr. Jon James presented the financials. There were a few changes from what was previously sent to the board. He explained that the FY2017 funds will not be paid to the City until next September, however; the board may commit those funds as of October 1, 2016. He added that at the last meeting the board did authorize funds for the MLK Project and the widening of Concho Avenue. Mr. Casey Barrett asked if we can set goals for spending; I think we all want something that puts a good stamp on the TIRZ. Mr. Jon James stated that at an upcoming meeting staff will be reviewing the project plan. Mrs. Brenda Gunter added that we all have noticed the dynamic change in the Northern TIRZ. Downtown holds a lot of history, we need to help the overall district. I believe that if we do not set aside funds for this we will never get the streetscape program completed. Mr. Del Velasquez stated that at the last meeting it was discussed that City Council had talked about setting aside funds; the streetscape project on the northern TIRZ has added much value to that zone. We need the same change downtown. One of the goals of a Main Street City is to make the city pedestrian friendly; so downtown can be enjoyed. He added that if we have funds to utilize for this purpose, we should. Mr. Tim Edwards stated that we need to discuss what this board should accomplish, this is my second meeting on the TIRZ Board, I haven't heard anything regarding the 4 years of work done by the DDC. Mr. Jon James stated that we should probably not dive too deep into that topic; however, we can discuss at a future meeting.

No action taken.

VI. Discussion and possible action regarding the TIRZ Board's recommendations for incentive awards for FY2017.

Mr. Jon James presented a list of the submitted projects; they are listed in the order of staff recommendation. The board always has the ability fund a portion of a project if they do not agree with the total project. Please keep in mind, if a project does not receive full funding; they may back out of the project. Mr. Johnny Silvas asked what the match amount is. Projects that are more than \$10,000 the owner must match the total amount of the project by 25%, \$75,000 is the cap.

An overview of the evaluation criteria was presented. There was also some evaluation criteria is specific to each category. Mr. Jon James gave a brief overview of funding recommendations in the North and South TIRZ. The following projects were reviewed:

List of Projects

North Projects	Funding Amount Requested
TJ's Frozen Yogurt & Gourmet Coffee	\$62,135
Wendland Tank Corp.	\$75,000
Total North Funding Requested	\$137,135
South Projects	Funding Amount Requested
Raw Studio & Gallery	\$75,000
Flamingo Flatts	\$20,200.59
Eggemeyer General Store	\$75,000
DeLarncce DeWitt	\$19,925.51
Swagito	\$9,995
Brian Raymond	\$9,950
The Casual Pint	\$20,000
Fat Boss's Pub	\$9,839.97
West Texas Fire & Industrial Supply	\$27,000
Total South Funding Requested	\$266,911.07



There was general discussion on each project. Ms. Janet Lay spoke on behalf of TJ's Frozen Yogurt; Mr. Eric Eggemeyer spoke on behalf of Eggemeyer General Store.

The following amounts were approved:

North Projects	Funding Amount Requested	Funding Approved
TJ's Frozen Yogurt & Gourmet Coffee	\$62,135	\$52,730
Wendland Tank Corp.	\$75,000	\$44,000
Total North Funding Requested	\$137,135	\$96,730
South Projects	Funding Amount Requested	Funding Approved
Raw Studio & Gallery	\$75,000	\$75,000
Flamingo Flatts	\$20,200.59	\$20,200.59
Eggemeyer General Store	\$75,000	\$75,000
DeLarncce DeWitt	\$19,925.51	\$19,925.51
Swagito	\$9,995	\$4,995
Brian Raymond	\$9,950	\$9,950
The Casual Pint	\$20,000	\$20,000
Fat Boss's Pub	\$9,839.97	\$0
West Texas Fire & Industrial Supply	\$27,000	\$0
Total South Funding Requested	\$266,911.07	\$225,071.10

The motions were as follows:

TJ's –

Motion to approve funding in the amount of \$52,730 by Mr. Lee Pfluger, seconded by Ms. Brenda Gunter and carried unanimously.

Wendland Tank Corp –

Motion to approve funding in the amount of \$44,000 by Mr. Lee Pfluger, seconded by Mr. Mike Campbell.

Yay: Pfluger, Campbell, Gunter, Butler, Edwards, Fernandez

Nay: Silvas, Barrett

Motion passes.

Mr. Johnny Silvas left the meeting at 4:08 PM.

Raw Studio & Gallery –

Motion to approve funding in the amount of \$75,000 by Mr. Lee Pfluger, seconded by Ms. Gunter and carried unanimously.

Flamingo Flatts –

Motion to approve funding in the amount of \$20,200.59 by Mr. Lee Pfluger, seconded by Mr. Mike Campbell and carried unanimously.

Ms. Brenda Gunter recused herself from this vote.

Eggemeyer General Store –

Motion to approve funding in the amount of \$75,000 by Mr. Lee Pfluger, seconded by Ms. Brenda Gunter and carried unanimously.

DeLarnce DeWitt –

Motion to approve funding in the amount of \$19,925.51 by Ms. Dundra Butler, seconded by Mr. Lee Pfluger and carried unanimously.

Swagito –

Motion to approve funding in the amount of \$4,995 by Mr. Lee Pfluger, seconded by Ms. Gunter.

Yay: Pfluger, Gunter, Campbell, Butler, Edwards, Barrett

Nay: Fernandez

Motion passes.

Brian Raymond –

Motion to approve funding in the amount of \$9,950 by Ms. Brenda Gunter, seconded by Mr. Jason Fernandez and carried unanimously.

The Casual Pint –

Motion to approve funding in the amount of \$20,000 by Ms. Brenda Gunter, seconded by Mr. Lee Pfluger and carried unanimously.

Fat Boss's Pub –

Motion to deny funding by Ms. Brenda Gunter, seconded by Mr. Lee Pfluger and carried unanimously.

West Texas Fire & Industrial Supply –

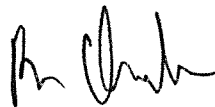
Motion to deny funding by Mr. Tim Edwards, seconded by Mr. Lee Pfluger and carried unanimously.

VII. Announcements.

- a) Next Meeting – Tuesday, October 25, 2016 at 3:00 PM

VIII. Adjournment.

Motion to adjourn by Mr. Lee Pfluger, seconded by Mr. Casey Barrett and carried unanimously. Meeting was adjourned at 4:48 PM.



Bill Dendle, TIRZ Chairman