

**MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT
REINVESTMENT ZONE MEETING HELD ON Tuesday, October 25, 2016
AT 3:00 PM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE.**

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

Non-voting Members: SAISD-Dr. Jeff Bright, DSA-Del Velasquez, GAFB-Cindy Bentfield

ABSENT: No voting members were absent.

STAFF: Jon James
 Sarah Tackett
 Rick Weise
 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.

No public comment.

III. Consideration of approving the minutes from the September 27, 2016 TIRZ Board Meeting.

Motion to approve the September 27, 2016 Board Minutes with corrections by Mr. Lee Pfluger, seconded by Ms. Brenda Gunter and carried unanimously.

IV. Financial Report.

Mr. Jon James presented an overview of the financials for the North and South TIRZ. An updated copy of the financials was handed out to the board. Ms. Brenda Gunter asked if a prospective recipient could start working on their project before they had received a letter to proceed. Mr. Jon James explained that on a particular project the amount was in excess of \$300,000; therefore, the portion of work they started is not

included in the incentive amount. Mr. Jon James added that a portion of the committed funds are for prior year's projects.

No action taken.

V. Discussion and consideration of Incentive Funding for TJ's Frozen Yogurt.

Mr. Jon James stated at the last meeting we did discuss funding this project. Since the last meeting, this business has closed; they are still seeking funding. Mr. Jon James added that staff is asking the board today for their direction. Ms. Brenda Gunter stated that she feels like we should pull back funding since the improvements were very specific to this business. Mr. Johnny Silvas and Mr. Jason Fernandez agreed with Ms. Brenda Gunter. Mr. Johnny Silvas asked if we could discuss any other projects. Mr. Jon James responded, no we may not at this time. Ms. Janet Lay, owner of the property at 1313 North Bryant; we are still planning to make the improvements to the property. Due to financial reports we realized we needed to add food to the menu and we don't do food. The patio and parking lot would add seating and parking; it would be a great improvement to this building.

Motion to pull funding by Mr. Lee Pfluger, second by Mr. Mike Campbell; motion passes 8-1, nay - Mr. Tim Edwards.

VI. Discussion and consideration of funding a Streetscape Maintenance Contract for the TIRZ.

Mr. Jon James stated that this project was discussed back in June. This contract would help maintain the streetscaping on Chadbourne Street from Concho Avenue to Twohig; 3rd to 5th Street; 18th Street to 20th Street.

\$6,500 was the lowest bid + \$1,000 contingency. Proposing a 3 year contract, renewable for 2 one-year extensions. This contract includes maintenance for TIRZ-funded landscaping; to include bed maintenance, tree and shrub maintenance, irrigation systems, and general cleanup. Average 1 to 2 visits per month based on season. Intentions would be to expand this contract if additional streetscaping is completed. Mr. Casey Barrett asked who this RFB was sent to. Mr. Jon James stated that 5 were sent out, 2 bids were received. Funds would be taken out of north or south proportionately. Mr. Lee Pfluger stated that there was some damage to previous items that were installed; electrical, trees that were dead; this a departure from earlier discussions. Ms. Brenda Gunter asked if the \$6,500 included the items that Mr. Lee Pfluger asked about. Mr. Jon James stated that some of those could come out of the contingency. Mr. Lee Pfluger stated that there were multiple issues with electrical outlets. Mr. William Dendle added that is how he remembers the

conversation. Mr. Lee Pfluger asked how much effort has been put in by staff to have business owner's upkeep their property. Mr. Rick Weise added that these items predate Mr. Jon James and myself; our goal is to keep these items maintained. We may need to have a work session with Council to discuss how to fund these items. Mr. Brenda Gunter asked what does \$6,500 actually buy? Mr. Jon James gave an overview of what the bid included. Ms. Brenda Gunter stated that DSA could go visit with business owners to discuss how to maintain their property. Mr. Lee Pfluger stated that he planted the live oak trees on Concho. Mr. Lee Pfluger stated that the city needs to get their protocol correct as to who should maintain.

Mr. Lee Pfluger made a motion for staff to fund up to \$10,000 to repair items and replace trees, seconded by Ms. Brenda Gunter and carried unanimously.

VII. Discussion and consideration of possible changes to the Project Plan.

Mr. Jon James stated he previewed this item at the last minute. All members of the board did receive the project plan. Mr. Jon James presented the following information regarding the 5 topics:

Topic #1 –Public vs. Private

- 50/50 split?
- Other split?
- Determine each year based on proposed projects?
- Staff believes that at a minimum the plan should include a goal that some portion of the funds go toward public improvements

Topic #2 –Types of public projects

- No street paving/streets projects?
- Limited to streetscaping (landscaping, street lights, sidewalks, street furniture, etc.)
- What about other public projects such as utilities, drainage, library or other public buildings, parks, etc.?
- What about studies, plans, project design, etc.? (example: Downtown Streetscape Master Plan)

Topic #3 –Types of private incentives

- Only visible / aesthetic improvements?
- Also include functional internal improvements (defray costs to bring old buildings up to code)
- Paving & parking lots?
- Only if including aesthetic improvements?

Topic #4 –Different North and South

- Project categories and eligible funding can be varied and apply differently in the north and south

Topic #5 –Funding non-profits

- Should non-profit entities (churches, charitable organizations, etc.) be eligible for funding?
- Pro: Improvements, especially visible improvements, can help revitalize an area and create aesthetic improvements
- Con: These properties do not pay taxes and therefore do not create new tax increment

Mr. Casey Barrett spoke with regards to Topic #1, I think we need to set aside some money for a goal. Ms. Brenda Gunter agreed; we need to reserve money for large streetscape projects; it is very important for our historic business district. I believe lighting is a very important part. I think we need to reserve money on an ongoing basis. Mr. Lee Pfluger stated he agreed, but we need a plan. He added, I am representing the county; they are interested in increasing the tax base. We need to get our vacant buildings occupied and paying taxes. Ms. Brenda Gunter stated that we do have a Streetscape Plan for downtown; it is complete and has been approved. Prices may need to be updated. Mr. Bill Dendle suggested that each board member email their thoughts/suggestions regarding each of the 5 topics to City Staff.

No action taken.

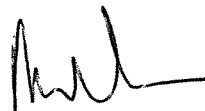
VIII. Announcements.

- a) Next Meeting – Tuesday, November 22, 2016

Discussed possibly moving the next meeting to November 29, 2016.

IX. Adjournment.

Motion to adjourn by Mr. Lee Pfluger, seconded by Mr. Johnny Silvas and carried unanimously. Meeting adjourned at 4:12 PM.



Bill Dendle, TIRZ Chairman