

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON Tuesday, March 28, 2017 AT 3:00 PM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE.

PRESENT: **Voting Members:** Bill Dendle, Mike Campbell, Dudra Butler, Casey Barrett, Lee Pfluger, Jason Fernandez

Non-voting Members: DSA – Del Velasquez, SAISD – Jeff Bright, GAFB – Kevin Bruce

ABSENT: Brenda Gunter (AE), Johnny Silvas (AE)

STAFF: Jon James, Director-Planning & Development Services
 Sarah Tackett, Senior Administrative Assistant-Planning & Development Services
 Shannon Scott, Economic Development Specialist-Economic Development
 Rick Weise, Assistant City Manager-City Manager’s Office
 Dan Saluri, Assistant City Attorney

I. Call to order, establish quorum.

The meeting was called to order at 3:02 pm. It was established that a quorum was present.

II. Public comment.

Mr. Bill Dendle read a letter received from Ms. Lisa Curry and Ms. Nathana Cox; owners of Raw 1899. They thanked the TIRZ Board for Incentive Funding. She also extended an invitation to the board for the grand opening of Raw 1899.

Mr. Jon James announced that Mr. Tim Edwards had resigned from the TIRZ Board, effective March 6, 2017. Ms. Charlotte Farmer has since appointed Ms. Elizabeth Grindstaff to complete Mr. Tim Edwards’ term.

III. Consideration of approving the minutes from the January 24, 2017 and February 28, 2017 TIRZ Board Meetings.

Motion to approve with one correction by Mr. Lee Pfluger, seconded by Mike Campbell and carried unanimously.

IV. Financial Report.

Mr. Jon James presented a brief overview of the financials.

North

• Balance (Feb. 1)	\$974,606
• Feb. Revenues	\$133,690
• Feb. Expenditures	<u>\$ 39,872</u>
• Balance (March 1):	\$1,068,424
• Anticipated Revenue	\$212,840
• Less Committed	<u>\$ 36,636</u>
• Available Funds:	\$1,244,628

South

• Balance (Feb. 1)	\$405,563
• Feb. Revenues	\$ 57,601
• Feb. Expenditures	<u>\$ 26,951</u>
• Balance (March 1):	\$436,212
• Anticipated Revenue	\$166,401
• Less Committed	<u>\$423,490</u>
• Available Funds:	\$179,123

February Expenditures (North)

• Incentives Paid (Wendland)	\$ 39,600
• Brochures	\$ 170
• Landscape Water	\$ 102
• February Expenditures (South)	
• Incentives Paid (Angry Cactus)	\$ 26,589
• Postage	\$ 362

No action taken.

V. Consideration of approving updates to the TIRZ Board Policy.

Ms. Shannon Scott presented the following TIRZ Policy updates:

- Added "Retail/Sales related businesses are eligible for incentives as part of this program"

- Removed “Must meet or fall under one of the three Areas of Focus listed on page 1 (South only)
- Reworded “The Project Criteria listed below will be considered when making grants, but will not necessarily be required
- Added “PROJECT CRITERIA” as its own subheading
- Added the “Historic Preservation” Incentive
- Removed “Review and approval of the proposed signage design will be based upon the design standards outlined in the River Corridor Master Development Plan” from the Outside Storage Screening Incentive (South Only)
- Updated the Property Tax Incentive to reflect projects over \$750,000 as well as the percentage year rebate
- Added “Architectural Fees” and “Engineering Fees” under Development Fee Reductions as incentives offered
- Updated the minimum matches (25% minimum match across the board for the South, 0% minimum match for projects less than \$10,000, and 25% minimum match for projects greater than \$10,000 for the North)
- Updated the wording to read “In 2017, the TIRZ Board voted to allocate *at least* 25% of TIRZ funding for public projects from each the North and South zone.”
- Contract must be executed within 60 days of approval by City Council

Board will make final approval of policy at the April 25, 2017 TIRZ Board Meeting.

Motion to exclude properties zoned RS from receiving TIRZ Incentive Funds by Mr. Casey Barrett, seconded by Mr. Lee Pfluger and carried unanimously.

VI. Consideration of appointing a Vice Chair for the TIRZ Board.

Mr. Bill Dendle nominated Mr. Lee Pfluger; followed by a nomination by Mr. Jason Fernandez for Casey Barrett. By a show of hands a vote was cast for Mr. Lee Pfluger or Mr. Casey Barrett.

Mr. Bill Dendle, Mr. Lee Pfluger, Ms. Dudra Butler, and Mr. Mike Campbell raised their hand for Mr. Lee Pfluger. Mr. Jason Fernandez raised his hand for Mr. Casey Barrett. Mr. Casey Barrett abstained from the vote.

Motion to appoint Mr. Lee Pfluger as Vice Chair for the TIRZ Board, passes 4-1.

VII. Announcements/possible future agenda items.

a) Next Meeting – Tuesday, April 25, 2017

VIII. Adjournment.

Motion to adjourn at 4:11 PM by Mr. Mike Campbell, seconded by Mr. Jason Fernandez and carried unanimously.



Bill Dendle, TIRZ Chairman