

March Expenditures (South)

• Electricity	\$ 17
• Electrical work (Chadbourne)	\$ 83
• Incentives paid	\$20,026

March Incentives Paid (South)

Swagito	\$ 4,495.50
Flamingo Flatts	\$13,130.38
Beauregard Lofts	\$ 2,339.85

North

• Balance (Oct 1)	\$892,290
• YTD Expenditures	-\$ 43,411
• Balance (April 1):	\$ 848,879
• Committed	-\$ 43,836
• Anticipated Revenue (2017)	<u>+\$433,919</u>
• Total Available Funds:	\$1,238,962

North

• Total Available Funds:	\$1,238,962
• Anticipated Revenue (2017)	\$433,919
• 25% set-aside for public projects	\$108,480
• 75% remainder	\$325,439
• Available Funds for Incentives	\$1,130,482
(Total available minus 25% set-aside)	

South

• Balance (Oct 1)	\$607,052
• YTD Expenditures	-\$188,374
• Balance (April 1):	\$418,678
• Committed	-\$458,568
• Anticipated Revenue (2017)	<u>+\$279,472</u>
• Total Available Funds:	\$239,582

South

• Total Available Funds:	\$239,582
• Anticipated Revenue (2017)	\$279,472
• 25% set-aside for public projects	\$ 69,868
• 75% remainder	\$209,604
• Available Funds for Incentives	\$169,714
(Total available minus 25% set-aside)	

No action taken.

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

Ms. Shannon Scott presented the updates to board. She stated that the updated policies were emailed to the board prior to the meeting. Mr. Lee Pfluger had a few more changes. He would like the Tax Abatement wording clarified; he would also like the wording as to when work may start clarified.

The TIRZ Board agreed they would like the updates made and take action at the May Meeting.

No action taken.

VI. Update and discussion of current projects in progress.

Ms. Shannon Scott presented the following updates of current projects to the board:

Current Projects

- ***Raw 1899***
- ***Eggemeyer's General Store***
- ***DeLarnce DeWitt***
- ***Brian Raymond***
- ***The Casual Pint***

All of the above are progressing and are on-track.

- ***San Angelo Dream Center***-still deciding if they will utilize funding
- ***James Chiu***-asbestos has been abated
- ***Burgess Construction***-work has not started (façade)
- ***Pearl on the Concho***-stated they will be moving forward.

No action taken.

VII. Consideration of authorizing future funding for the Chadbourne Street Improvement Project.

Mr. Jon James presented the following information:

A copy of the following flyer was handed out to the board and they were invited to the public forum.

Your city, your streets. Your opinion matters!



Chadbourne Street roadway & sidewalk improvements

All who live in San Angelo are invited to participate in a public forum to review and discuss ideas for improvements along Chadbourne Street. A variety of preliminary sidewalk and roadway design concepts will be presented and attendees will have an opportunity to provide feedback and additional ideas. Come help us improve your city!

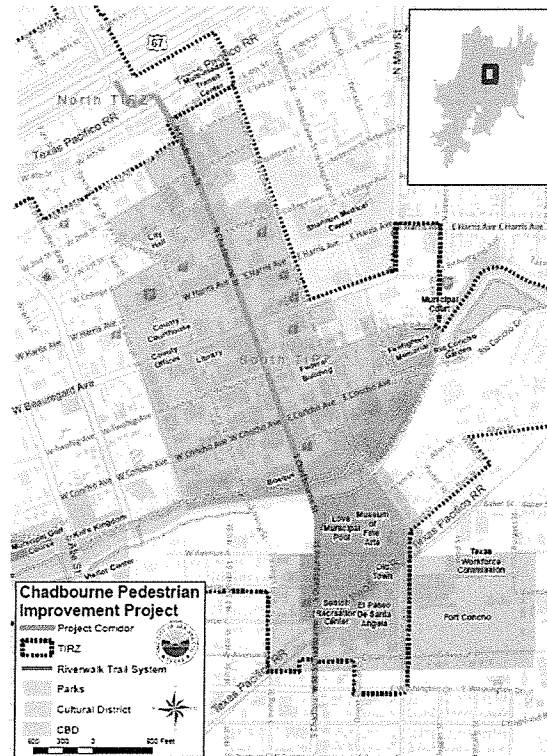
Join us! Come to our second meeting May 1, 2017
@ McNease Convention Center, 501 Rio Concho Drive
Forum from 5:30 pm to 6:30 pm

For more information, call Engineering Services at (325) 657-4201

The Chadbourne Streetscape Project would include the following improvements:

- **Streetscaping**
- **Sidewalks & pedestrian amenities**
- **Landscaping**
- **Drainage, street reconstruction**
- **Power lines**
- **Etc.**

The following map shows the area that would be included in the project:



Estimated cost: **\$13,750,000**

Possible funding, multiple partners & sources:

- \$4,000,000 MPO
- \$2,500,000 Streets
- \$300,000 Stormwater
- \$200,000 River funds
- \$3,750,000 COSADC
- **\$1,500,000 TIRZ**
- \$1,500,000 Grant

Mr. Jon James added the following regarding the committed funds from the TIRZ Board:

- Seeking commitment for funding for project to total \$1.5 million
- Funds from both north and south
- Would take more than the 25% set-aside funds
- Can be funded over multiple years
- Do not have to have the exact details now, but a general commitment for the grant application

He added that staff is just looking for a commitment from the TIRZ Board today. Ms. Brenda Gunter stated that she thought the grant was going to be larger. Mr. Rick Weise explained to the board that there is only \$6.6 million available in the State for cities our size. Mr. Mike Campbell asked if this project is dependent on the grant. Mr. Rick Weise answered that it is not. Mr. Jon James stated that COSADC would be discussing their commitment at their meeting tomorrow. Mr. Johnny Silvas added that if we don't start today, nothing will ever happen.

Motion by Mr. Johnny Silvas to commit 25% of estimated revenue for the next 8 years to the Chadbourne Streetscape Project, seconded by Mr. Mike Campbell. Motion passed 7-1. Nay-Mr. Bill Dendle.

Ms. Brenda Gunter left the meeting at 3:57 PM.

Mr. Mike Campbell and Mr. Johnny Silvas left the meeting at 4:30.

- VIII. Discussion and possible action regarding the TIRZ Board's recommendations for incentive awards for FY 2018.

The board did receive information regarding the applicants prior to the meeting. Ms. Shannon Scott presented the projects to the board.

Submitted Projects-North

Address/Name	Funding Amount Requested
1313 N. Bryant (La Carbonera)	\$9,825
2319 N. Chadbourne (N&D Auto Sales)	\$9,990
902 E. 19 th St. (Elite Oilfield Services)	\$11,260
2829 N. Chadbourne (Harvey Andrews)	\$58,400
2821 N. Chadbourne (Harvey Andrews)	\$65,750
2024 N. Chadbourne (Western Sky Steakhouse)	\$69,146.32
1718 N. Bryant (Walt's Auto Sales)	\$75,000
601 W. 11 th (Wendland Manufacturing)	\$75,000
Total North Funding Requested	\$374,271.32

The funding amount requested, match, total project cost and summary of work was also presented.

Mr. Dan Hogan, General Manager-Wendland, stated that they have worked hard to clean up the area. The building is almost 65 years old. We are trying to do our part.

Ms. Janet Lay, owner of 1313 N. Bryant, stated that La Carbonera will be opening next week.

The board followed with general discussion.

The following motions were made:

Motion to fund 1313 N. Bryant (La Carbonera) at 100% by Mr. Casey Barrett, seconded by Ms. Elizabeth Grindstaff and carried unanimously.

Motion to deny funding to 2319 N. Chadbourne (N & D Auto Sales) by Mr. William Dendle, seconded by Mr. Lee Pfluger and carried unanimously.

Motion to deny funding to 902 E. 19th Street (Elite Oilfield Services) by Mr. Lee Pfluger, seconded by Mr. Jason Fernandez and carried unanimously.

Motion to fund all requests, excluding signage, for 2024 N. Chadbourne (Western Sky Steakhouse) by Mr. Casey Barrett, seconded by Mr. Jason Fernandez and carried unanimously.

Motion to fund 601 W. 11th Street (Wendland Manufacturing) by Mr. Lee Pfluger, seconded by Mr. Jason Fernandez and carried unanimously.

The board would like the following NORTH TIRZ projects brought back with further information:

1. 2829 N. Chadbourne (Harvey Andrews)
2. 2821 N. Chadbourne (Harvey Andrews)
3. 1718 N. Bryant (Walt's Auto Sales)

Submitted Projects-South

Address/Name	Funding Amount Requested
59 N. Chadbourne (Michelle Chapa)	\$3,350
23 W. Beauregard (Michelle Chapa)	\$6,600
220 N. Chadbourne (Lighting & Beyond)	\$9,850
28 N. Chadbourne (Jim & Julie Raymond)	\$22,390
32 N. Chadbourne (12 N. Chadbourne, LLC)	\$25,700
30 N. Chadbourne (12 N. Chadbourne, LLC)	\$26,800
39 W. Concho (Casa Décor)	\$34,533.61
Corner of S. Oakes & Twohig (Heritage Park Project)	\$37,000
236 W. 2 nd St. (Jost Lawn & Landscape)	\$38,030
21 N. Chadbourne (Biggerstaff/Newlin)	\$70,840
114 S. Chadbourne (Fat Boss's Pub)	\$75,000
113 E. Twohig (KWGV1 Properties)	\$75,000
Total South Funding Requested	\$425,093.61

The board tabled all 12 projects in the SOUTH TIRZ to be brought back with further information.

IX. Announcements/possible future agenda items.

a) Next Meeting – May 23 , 2017

X. Adjournment.

Motion to adjourn at 5:41 PM by Mr. Lee Pfluger, seconded by Ms. Elizabeth Grindstaff and carried unanimously.



Bill Dendle, TIRZ Chairman