

**MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON Tuesday, May 23, 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, Johnny Silvas, Elizabeth Grindstaff

**Non-voting Members:** DSA – Del Velasquez, GAFB – Kevin Bruce

**ABSENT:** N/A

**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 3:00 pm. It was established that a quorum was present.

II. Public comment.

*There was no public comment.*

III. Consideration of approving the minutes from the April 25, 2017 TIRZ Board Meeting.

***Motion to approve the April 25, 2017 TIRZ Board Meeting Minutes by Mr. Lee Pfluger, seconded by Mr. Mike Campbell and carried unanimously.***

IV. Financial Report.

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

**TIRZ Finance Report (April 2017)**

- March Expenditures (North)
  - Water, Sewer, Electricity \$ 295
  - Advertising \$ 165

• 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	-\$ 43,672
• Anticipated Revenue (2017)	+\$433,919
• Committed	<u>-\$196,249</u>
• <b>Total Available Funds:</b>	<b>\$1,086,288</b>
• North	
• <b>Total Available Funds:</b>	<b>\$1,086,288</b>
• 25% set-aside for public projects	-\$108,480
• <b>Available Funds for Incentives</b>	<b>\$ 977,808</b>
	(Total available minus 25% set-aside)
• South	
• Balance (Oct 1)	\$607,052
• YTD Expenditures	-\$188,390
• Anticipated Revenue (2017)	+\$279,472
• Committed	<u>-\$458,568</u>
• <b>Total Available Funds:</b>	<b>\$239,566</b>
• South	
• <b>Total Available Funds:</b>	<b>\$239,566</b>
• 25% set-aside for public projects	-\$ 69,868
• <b>Available Funds for Incentives</b>	<b>\$169,698</b>
	(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.

- Property tax incentive- payments must be made on or before February 1<sup>st</sup>. Updated percentage amounts.
- Required application documents
  - Zone impact statement
  - Renderings
  - Current photos
  - Approval letter from DHRC (South, if applicable)

Mr. Bill Dendle stated that all pages did not have page numbers, he would like them added. He would also like “fire” added before sprinkler.

***Motion to approve with updates by Mr. Lee Pfluger, seconded by Mr. Casey Barrett and carried unanimously.***

VI. Update and discussion of current projects in progress.

Ms. Shannon Scott stated that the only update on projects in progress is for 236 W. Beauregard. Mr. James Chui had let Ms. Shannon Scott know that a surveyor is stating that there are 2 properties at this address; working on this issue now. No date has been set for demolition.

***No action taken.***

VII. Discussion and possible action regarding the TIRZ Board’s recommendations for Incentive Awards for FY 2018.

**North approved projects**

Address/Name	Approved Funding
1313 N. Bryant (La Carbonera)	\$9,825
2024 N. Chadbourne (Western Sky Steakhouse)	\$67,588.32
601 W. 11 <sup>th</sup> (Wendland Manufacturing)	\$75,000
<b><i>Total North Funding Approved</i></b>	<b><i>\$152,413.32</i></b>

### North denied projects

Address/Name	Denied Funding
2319 N. Chadbourne (N & D Auto Sales)	\$9,990
902 E. 19 <sup>th</sup> (Elite Oilfield Services)	\$11,260
<b>Total North Funding Denied</b>	<b>\$21,250</b>

### North projects requiring action

Address/Name	Requested Funding
2829 N. Chadbourne (Harvey Andrews)	\$58,400
2821 N. Chadbourne (Harvey Andrews)	\$65,750
1718 N. Bryant (Walt's Auto Sales)	\$75,000
<b>Total funding requested – requiring action</b>	<b>\$199,150</b>

### 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 <sup>nd</sup> 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
<b>Total South Funding Requested</b>	<b>\$425,093.61</b>

**Motion to deny funding for 1718 N. Bryant (Walt's Auto Sales) by Mr. Lee Pfluger, seconded by Mr. Mike Campbell and carried unanimously.**

**Motion to table 2821 & 2829 N. Chadbourne by Mr. Lee Pfluger, seconded by Mr. Mike Campbell and carried unanimously.**

**Motion to fund the following with the noted amounts by Mr. Lee Pfluger, seconded by Ms. Elizabeth Grindstaff and carried unanimously. 6-0**

*(Pfluger, Dendle, Fernandez, Barrett, Butler, Grindstaff) (Campbell and Silvas had left the meeting)*

<b>1. 113 E. Twohig</b>	<b>\$ 20,280.62</b>
<b>2. 28 N. Chadbourne</b>	<b>22,390.00</b>
<b>3. 30 N. Chadbourne</b>	<b>26,800.00</b>
<b>4. 32 N. Chadbourne</b>	<b>25,700.00</b>
<b>5. 21 N. Chadbourne</b>	<b>25,000.00</b>
<b>6. 59 N. Chadbourne</b>	<b>2,100.00</b>
<b>7. 23 W. Beauregard</b>	<b>5,800.00</b>
<b>8. <u>220 N. Chadbourne</u></b>	<b><u>9,850.00</u></b>
<b>TOTAL:</b>	<b><u>\$ 137,920.62</u></b>

**Motion to table the following by Mr. Lee Pfluger, seconded by Ms. Elizabeth Grindstaff and carried unanimously. 6-0**

*(Pfluger, Dendle, Fernandez, Barrett, Butler, Grindstaff) (Campbell and Silvas had left the meeting.)*

**236 W. 2<sup>nd</sup>**

**39 W. Concho**

**114 S. Chadbourne**

**Motion to fund the Heritage Park Project (Corner of S. Oakes & Twohig at \$37,000 out of set-aside finds for Public Projects by Ms. Elizabeth Grindstaff, seconded by Ms. Dudra Butler and carried unanimously. 5-0**

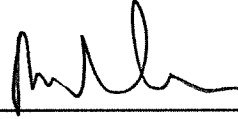
*(Dendle, Fernandez, Barrett, Butler, Grindstaff) (Mr. Lee Pfluger abstained from the vote.) (Campbell and Silvas had left the meeting.)*

VIII. Announcements/possible future agenda items.

a) Next Meeting – June 27, 2017

IX. Adjournment.

***Motion to adjourn at 5:13 PM by Mr. Lee Pfluger, seconded by Mr. Casey Barrett and carried unanimously.***

A handwritten signature in black ink, appearing to read "Bill Dendle", positioned above a horizontal line.

**Bill Dendle, TIRZ Chairman**