

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON Tuesday, August 22, 2017 AT 3:00 PM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE.

PRESENT: **Voting Members:** Jim Cummings, Lee Pfluger, Elizabeth Grindstaff, Casey Barrett, Jason Fernandez

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

ABSENT: Johnny Silvas (AU), Dudra Butler (AE)

VACANT SEATS: **SMD 2, SMD 5**

STAFF: Jon James, Director
 Sarah Tackett, Sr. Administrative Assistant
 Shannon Scott, Economic Development Specialist-Economic Development
 Dan Saluri, Assistant City Attorney
 Rick Weise, Assistant City Manager

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.

No public comment.

III. Consideration of approving the minutes from the June 22, 2017 TIRZ Board Meeting.

Motion to approve the June 22, 2017 Minutes by Mr. Casey Barrett, seconded by Mr. Jason Fernandez and carried unanimously.

IV. Financial Report.

Mr. Jon James presented the following financial information:

TIRZ Finance Report (August 2017)

- July Expenditures (North)
 - Water, Sewer, Electricity \$ 298
 - Advertising/Postage \$ 516
 - Chadbourne St Planning \$ 4,740

- July Expenditures (South)
 - Electricity \$ 18
 - Chadbourne St Planning \$33,899

- 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 -\$ 65,412
 - Anticipated Revenue (2017) +\$433,919
 - Committed Incentives -\$285,543
 - Committed Projects -\$101,200
 - **Total Available Funds: \$ 874,054**

- North
 - **Total Available Funds: \$874,054**
 - 25% set-aside for public projects -\$108,480
 - **Available Funds for Incentives \$765,574**
(Total available minus 25% set-aside)

- South
 - Balance (Oct 1) \$607,052
 - YTD Expenditures -\$299,818
 - Anticipated Revenue (2017) +\$279,472
 - Committed Incentives -\$457,431
 - Committed Projects -\$153,800
 - **Total Available Funds: \$(24,525)**

No action taken.

- V. Update and discussion on projects in process.

Ms. Shannon Scott presented the following update to the board:

Current projects in progress:

- Eggemeyer's General Store
- DeLarnc DeWitt
- La Carbonera
- Wendland Manufacturing Corporation
- Western Sky Steakhouse
- 23 W. Beauregard
- 28 N. Chadbourne
- 30 N. Chadbourne
- 32 N. Chadbourne
- 59 N. Chadbourne
- 113 E. Twohig
- 220 N. Chadbourne
- 236 W. 2nd Street
- 2821 N. Chadbourne
- 2829 N. Chadbourne

Current projects nearing contract deadline:

- Burgess Construction – Contract signed and executed 11.12.15, expires 11.12.17.
- San Angelo Dream Center – Contract signed and executed 6.24.16, expires 6.24.18.

No action taken.

- VI. Discussion and possible action regarding a termination for Incentive Awards for Pearl on the Concho.

Ms. Shannon Scott presented the following:

Pearl on the Concho Project Details

- Estimated Project Cost \$109,444.50
- Incentive Amount Requested: \$75,000
- Incentive Types Requested: Sales Tax Rebate, Façade Improvement, Paving, Landscape Installation
- Incentive Amount Awarded: \$25,000
- Incentive Types Awarded: Paving (\$20,352.50), Landscape Installation (\$4,647.50)
- Notification of status letter: Mailed 9-15-17, agreement and LTP remain unsigned/unexecuted

A draft of the letter was sent to the board for their review.

Motion to send letter stating that the Incentive Award has been forfeited by Mr. Lee Pfluger, seconded by Mr. Jason Fernandez and carried unanimously.

- VII. Discussion and possible action regarding an extension or termination for Incentive Awards for the Butterfield Parking Project.

Ms. Shannon Scott presented the following:

Awards for the Butterfield Parking Project

- Estimated Project Cost \$231,000
- Incentive Amount Requested: \$75,000
- Incentive Types Requested: Asbestos Abatement, Paving
- Incentive Amount Awarded: \$75,000
- Incentive Types Awarded: Asbestos Abatement (\$38,000), Paving (\$37,000)
- Contract Signed/Executed: 11-9-15

Amy and Elden Chiu spoke on the behalf of their project.

Motion to deny extension and terminate Incentive Award Contract if not completed by 11-9-17 by Mr. Jim Cummings, seconded by Ms. Elizabeth Grindstaff and carried unanimously.

- VIII. Discussion and possible action regarding the Board’s recommendation for Incentive Awards for the 2nd Cycle of FY 2017.

Ms. Shannon Scott presented the following information:

NORTH PROJECTS REQUIRING ACTION

Address/Name	Requested Funding
800 N. Chadbourne – BeeGzz	\$36,000
112 W. 29 th St. – Hirschfeld Industries*	\$62,849.70
2816 MLK Dr. – Netco Energy Products, Inc.*	\$75,000
Total North Funding Requested	\$173,849.70
Total North Funding Available	\$765,574
(*staff recommended projects)	

800 N. Chadbourne, BeeGzz

Funding requested: \$36,000

Match: \$12,000

Total project cost: \$48,000

Summary of work: Paving of the parking lot to cover the unpaved area and pot holes as well as the installation of a new, well-lit sign

Project criteria: Meets 4 of 14

112 W. 29th St, Hirschfeld Industries

Funding requested: \$62,849.70

Match: \$20,949.89

Total project cost: \$83,799.59

Summary of work: Seal coating and striping at the corner of 29th and Grape Creek Rd., the handicapped parking lot, the visitor's parking lot and the employee parking lot as well as stripping, caulking and painting of the exterior and the installation of a new exterior garage door.

Project criteria: Meets 6 of 14

2816 MLK Drive, Netco Energy Products, Inc.

Funding requested: \$75,000

Match: \$1,144,590

Total project cost: \$1,219,590

Summary of work: Paving of all of the surfaces, curbing of the sidewalks, fencing of the yard/property and installation of a fire sprinkler system for the newly constructed warehouse

Project criteria: Meets 6 of 14

The board directed the owner of BeeGzz, Mr. Arnoldo Gutierrez, to redesign his project; add some landscaping, etc. Then, the board would like to review his request for an Incentive Award at the next meeting.

Motion to fund \$75,000 for Netco Energy Products, Inc. by Mr. Lee Pfluger, seconded by Mr. Casey Barrett and carried unanimously.

Motion to fund \$48,452 for Hirschfeld Industries by Mr. Casey Barrett, seconded by Mr. Jason Fernandez and carried unanimously.

- IX. Discussion and possible action regarding placing signage at project locations stating: "Funded in part by TIRZ Incentive Funds".

Mr. Jon James presented the following information:

Price Estimates – All About Signs

- Plastic faced foam board \$10/each
- PVC Board \$10/each
- ibond (solid core aluminum) \$17.50/each

An example of a sign was shown to the board.

Mr. Jim Cummings suggested deferring this item to a future meeting; board agreed.

X. Announcements/possible future agenda items.

a) Next Meeting – September 26, 2017

Ms. Elizabeth Grindstaff requested a presentation from the Tom Green County Appraisal District. She would like a presentation regarding how TIRZ Incentives impact a property. She would also like an update on the TIRZ Project Plan. Mr. Lee Pfluger requested an update on the Concho Avenue Project.

XI. Adjournment.

Motion to adjourn at 4:44 PM by Mr. Lee Pfluger, seconded by Ms. Elizabeth Grindstaff and carried unanimously.


Mr. Jim Cummings, TIRZ Chairman