

**MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT  
REINVESTMENT ZONE MEETING HELD ON Tuesday, September 26, 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, Dudra Butler

**Non-voting Members:** DSA – Del Velasquez

**ABSENT:**       N/A

**VACANT**

**SEATS:**       **SMD 2, SMD 5, TGC**

**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  
                  Russell Pehl, City Engineer

- I.     Call to order, establish quorum.

The meeting was called to order at 3:03 pm. It was established that a quorum was present.

- II.    Public comment.

***No public comment.***

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

***Motion to approve the August 22, 2017 Minutes with corrections by Mr. Lee Pfluger, seconded by Ms. Elizabeth Grindstaff and carried unanimously.***

- IV.   Financial Report.

Mr. Jon James presented the following financial information:

**TIRZ Finance Report (September 2017)**

• August Expenditures (North)		
• Water, Sewer, Electricity	\$	36
• Advertising/Postage	\$	4
• Incentives Payments		\$17,261
• August Expenditures (South)		
• Water, Sewer, Electricity	\$	438
• Incentives Payments		\$32,564
• August Incentives Paid (North)		
• Hirschfeld	\$	4,845
• Harvey Andrews		\$12,415
• August Incentives Paid (South)		
• Raymond	\$	2,239
• Jost	\$	3,803
• Casual Pint		\$18,000
• KWGV	\$	2,028
• 12 N. Chadbourne	\$	5,250
• Chapa	\$	210
• Midtown Eatery	\$	580
• Lighting & Beyond	\$	985
• Credit (from Risk)	\$	+531
• North		
• Balance (Oct 1)		\$892,290
• YTD Expenditures		-\$ 83,108
• Anticipated Revenue (2017)		+\$433,919
• Committed Incentives		-\$396,649
• Committed Projects		<u>-\$101,200</u>
• <b>Total Available Funds:</b>		<b>\$ 745,252</b>
• North		
• <b>Total Available Funds:</b>		<b>\$745,252</b>
• Remaining public set-aside		-\$103,740
• <b>Available Funds for Incentives</b>		<b>\$641,512</b>
• South		
• Balance (Oct 1)		\$607,052

- |                                 |                   |
|---------------------------------|-------------------|
| • YTD Expenditures              | -\$444,538        |
| • Anticipated Revenue (2017)    | +\$279,472        |
| • Committed Incentives          | -\$362,512        |
| • Committed Projects            | <u>- \$38,800</u> |
| • <b>Total Available Funds:</b> | <b>\$40,674</b>   |
- 
- South
 

• <b>Total Available Funds:</b>	<b>\$40,674</b>
• Remaining public set-aside	\$0
• <b>Available Funds for Incentives</b>	<b>\$40,674</b>

***No action taken.***

- V. Presentation and discussion regarding appraisals, the appraisal process, and impact to TIRZ properties – Brad Wells, Tom Green County Appraisal District.

Mr. Brad Wells presented the information to the board. A handout was given to all members of the board. Mr. Brad Wells explained that the first two pages are captured sales of commercial properties. This is what the Appraisal District uses in order to make valued conclusions. If a property is selling for more than the current appraised value; we must make a value change. This information is from the start of 2017. Mr. Brad Wells explained the process. He stated that there are about 4,000 commercial properties. He added that the Appraisal District has not been in the position to complete commercial appraisal work; due to staffing issues. This will be the first time in about 35 years that a full commercial appraisal will be completed. They have also had some coding issues, etc.

Mr. Brad Wells stated that it had been indicated to him that some property owners have been reluctant to apply for TIRZ Incentives. The property owners felt that if they did improvements that their property values would increase dollar for dollar of their incentive amounts. Mr. Brad wells stated that this is definitely not the case. He added that most improvements are deferred maintenance. There are many details that are taken into account. For example, is the value in the location, the property, the land? He explained that adding square footage, adding asphalt, a major change to the façade; the appraisal district would have to look at adding value.

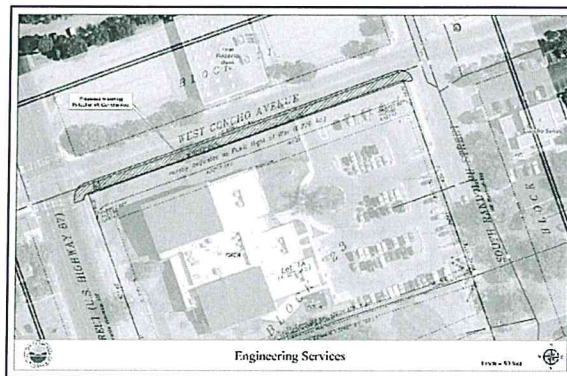
Mr. Jim Cummings thanked Mr. Brad Wells for his presentation.

***No action taken.***

VI. Presentation and discussion regarding the status of the Concho Avenue Project.

Mr. Russell Pehl, City Engineer, presented the following information:

- City Council gave City Staff direction to widen West Concho Avenue from US Highway 87 to Randolph Street
  - Widen street approximately 15'
  - Relocate a fire hydrant
  - Relocate TxDOT facilities, i.e. traffic and drainage
  - Sidewalk along the south side of Concho Ave.



**Update:**

- TIRZ and City Council gave staff approval to negotiate and execute a contract with Parkhill, Smith and Cooper on October 18, 2016
- The contract finalized and design started on January 12, 2017
- Plans are 100% completed
- The construction of this project is still unfunded
- TxDOT has set aside their funds for this project and we are in the process of developing an Advanced Funding Agreement
- Staff is still looking for funding options for this project.

**Funding:**

- Requesting authorization of not to exceed \$115,000 for services to Parkhill, Smith and Cooper, Inc (PSC) Engineers for design and surveying services.

***No action taken.***

VII. Update and discussion on projects in progress.

Ms. Shannon Scott presented the following information:

- 112 W. 29<sup>th</sup> St.- Hirschfeld Industries- Contract / LTP signed, 10% paid, in progress
- 2816 MLK Blvd.- Netco Energy Products, Inc.- Contract, LTP signed, 10% paid, in progress
- Eggemeyer's General Store- Portion approved complete, remaining 75% paid, in progress
- Burgess Construction- Contract nearing expiration- signed and executed 11-12-15, expires 11-12-17
- San Angelo Dream Center- Contract was signed and executed 6-24-16, expires 6-24-18
- 236 W. Beauregard- Butterfield Parking Lot- Contract nearing expiration- signed and executed 11-9-15, expires 11-9-17, Board agreed not to extend contract
- 333 Rio Concho Dr.- Pearl on the Concho- LTP and contract were never signed/executed, Termination letter received by applicant 9-6-17, \$25,000 awarded to applicant has been added back to the South fund balance

***No action taken.***

VIII. Discussion and possible action regarding changes to the TIRZ Incentive Applications.

**Proposed added verbiage:**

- Have you ever received TIRZ money for a previous project?
- What is the current appraised value of the subject property?
- How much would you estimate your proposed project would increase the value of the subject property?

Ms. Elizabeth Grindstaff added that she would like to add: tell us how your project enhances the district.

General discussion followed; board agreed with the added verbiage.

***No action taken.***

IX. Discussion regarding the first Incentive Cycle for FY 2018.

Ms. Shannon Scott stated that staff recommends:

1. November 2017 – December 2017 - submittal of applications
2. January 2018 – applications to TIRZ Board
3. February/March 2018 – TIRZ recommendations to City Council

TIRZ Board agreed with staff recommendations.

***No action taken.***

- X. Announcements/possible future agenda items.
  - a) Next Meeting – October 24, 2017
  - b) BeeGzz's
- XI. Adjournment.

***Motion to adjourn at 4:38 by Mr. Lee Pfluger, seconded by Mr. Casey Barrett and carried unanimously.***

  
Mr. Jim Cummings, TIRZ Chairman