

Mr. Jon James presented the following financial information:

TIRZ Finance Report (October 2017)

• August Expenditures (North)		
• Water, Sewer, Electricity		\$ 308
• Incentives (Netco Energy)		\$ 7,500
• August Expenditures (South)		
• Water, Sewer, Electricity		\$ 18
• Half & Assoc (Chadbourne)		\$ 861
• Incentives Payments (Eggemeyer's)		\$67,500
• 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		-\$ 92,563
• Anticipated Revenue (2017)		+\$433,919
• Committed Incentives		-\$396,649
• Committed Projects		<u>-\$101,200</u>
• Total Available Funds:		\$ 735,797
• North		
• Total Available Funds:		\$735,797
• Remaining public set-aside		-\$103,740
• Available Funds for Incentives		\$632,057
• South		
• Balance (Oct 1)		\$607,052

• YTD Expenditures	-	\$513,562
• Anticipated Revenue (2017)	+	\$279,472
• Committed Incentives	-	\$362,512
• Committed Projects	-	<u>\$38,800</u>
• Total Available Funds:		(\$28,350)
• South		
• Total Available Funds:		\$40,674
• Remaining public set-aside		\$0
• Available Funds for Incentives		\$40,674

FY2018 Anticipated Revenue

• South Revenue (2017)	\$279,472
• South Revenue (2018)	\$315,758
• North Revenue (2017)	\$433,919
• North Revenue (2018)	\$551,501

No action taken.

V. Update and discussion on projects in progress.

Ms. Shannon Scott presented the following information.

Current projects in progress:

- 236 W. Beauregard- Butterfield Parking Lot- Contract expired 11-9-17 (signed and executed 11-9-15). Board agreed not to extend contract (\$75,000- South)
- 639 S. Chadbourne- Burgess Construction- Contract expired 11-12-17 (signed and executed 11-12-15). (\$9,900- South)
- 1928 MLK Blvd.- San Angelo Dream Center- Contract was signed and executed 6-24-16, expires 6-24-18. Work has not begun. (\$26,193.69- North)

No action taken.

VI. Discussion and possible action regarding the TIRZ Board's recommendation for Incentive Awards for the 2nd Cycle FY 2017 – BeeGzz's.

Ms. Shannon Scott presented the following information.

800 N. Chadbourne – BeeGzz

Funding requested: \$46,087.50

Match: \$15,362.50

Total project cost: \$61,450

Summary of work: Upgrades to the façade by clearing, stuccoing and re-painting, installation of environmentally friendly landscaping, re-paving of the parking lot and installation of a new, well-lit sign

Project criteria: 7 of 14

(before pictures and after renderings were presented to the board)

Mr. Jon James stated that staff did recommend approval. Mr. Arnolde and Mrs. Ruby Gutierrez discussed the importance of the proposed improvements for this area. They stated that this is a high traffic pedestrian area; the lighting from the sign would help deter crime and improve safety. Mr. Casey Barrett added the board has typically shied away from funding signage. Mr. Jason Fernandez stated he likes the sign and is excited about the landscaping. Mr. Jim Cummings stated that signage makes a statement for a business; he added the board should try to be a little more open minded on how we help citizens.

Motion to approve landscaping, paving, façade, framing of sign (to include hole, cement, pole and permit) by Mr. Casey Barrett, seconded by Ms. Elizabeth Grindstaff. Motion passed 6-1, Mr. Jim Cummings – nay.

VII. Discussion and possible action regarding changes to the TIRZ Incentive Policies.

Proposed added verbiage:

Included under the Zone Impact Statement

- How the project will enhance the District
- Current appraised value of the subject property
- Prior TIRZ funding (if applicable) that has been previously awarded to the property applying

FY 2018 Cycles

Cycle 1

Nov. 1 - Dec. 31, 2017: Window for submittal of proposals and complete application packets

Jan. 1 – Jan. 31, 2018: Review & evaluation/scoring of all applications; presentation of proposals to TIRZ Board (1-23-18)

Feb. 1 – Feb. 28, 2018: Presentation of proposals to City Council, awards made, & Letters to Proceed issued to selected projects (2-6-18 or 2-20-18)

C. C. Meeting)

Cycle 2 – Tentative

May 1- June 30: Window for submittal of proposals and complete application packets

July 1- July 31: Review & evaluation/scoring of all applications; presentation of proposals to TIRZ Board (7-24-18 TIRZ Meeting)

Aug. 1- Aug. 31: Presentation of proposals to City Council, awards made, & Letters to Proceed issued to selected projects (8-7-18 or 8-21-18 C.C. Meeting)

Motion to accept updates to policies by Mr. Mike Biggerstaff, seconded by Ms. Dudra Butler and carried unanimously.

Ms. Elizabeth Grindstaff left the meeting.

- VIII. Discussion and possible action regarding updates to the TIRZ Project Plan.

Motion to table this item by Mr. Lee Pfluger, seconded by Mr. Mike Biggerstaff and carried unanimously.

- IX. Announcements/possible future agenda items.

a) Next Meeting – Discuss December 2017/January 2018 Meeting dates.

General consensus to move December/January meeting to January 9th or 16th. Mr. Jon James introduced Mr. Aaron Vannoy, Planning and Development Administrator.

- X. Adjournment.

Motion to adjourn at 4:09 by Mr. Lee Pfluger, seconded by Ms. Dudra Butler and carried unanimously.


Mr. Jim Cummings, TIRZ Chairman