

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON Tuesday, February 27, 2018 AT 3:00 PM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE.

PRESENT: **Voting Members:** Jim Cummings, Lee Pfluger, Jason Fernandez, Dudra Butler, Mike Biggerstaff, Toni Hunter

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

ABSENT: Elizabeth Grindstaff (AE), Casey Barrett (AE)

VACANT

SEAT: **SMD 2**

STAFF: Jon James, Director
 Sarah Tackett, Sr. Administrative Assistant
 Shannon Scott, Economic Development Specialist-Economic Development
 Brandon Dyson, Assistant City Attorney

I. Call to order, establish quorum.

The meeting was called to order at 3:04 pm. It was established that a quorum was present.

II. Public comment.

No public comment.

III. Consideration of approving the minutes from the November 14, 2017 TIRZ Board Meeting.

Motion to approve the November 14, 2017 Minutes with a correction by Mr. Lee Pfluger, seconded by Mr. Mike Biggerstaff and carried unanimously.

IV. Financial Report.

Mr. Jon James presented the following financial information:

TIRZ Finance Report (Feb 2018)

• Jan/Feb Expenditures – North	
• Water, Sewer, Electricity	\$ 620
• Incentives	\$43,336
• Jan/Feb Expenditures – South	
• Water, Sewer, Electricity	\$ 36
• Consultant (Concho)	\$ 4,389
• Incentives	\$ 3,559
• Credit (repayment)	+\$ 990
• Jan/Feb Incentives Paid (North)	
• Grow Together	\$ 8,842
• 800 N. Chadbourne	\$ 3,000
• Hirschfeld Steel	\$31,494
• Jan/Feb Incentives Paid (South)	
• Beauregard Lofts (rebate)	\$ 3,559
• Jan/Feb Incentives Paid (South)	
• Beauregard Lofts (rebate)	\$ 3,559
• FY 2018 Anticipated Revenue	
• South Revenue (2017)	\$279,472
• South Revenue (2018)	\$319,650 (+14%)
• North Revenue (2017)	\$433,919
• North Revenue (2018)	\$567,176 (+30%)
• North	
• Balance (Oct 1)	\$ 1,256,210
• YTD Expenditures	-\$ 76,287
• Anticipated Revenue (2018)	+\$ 567,176
• Committed Incentives	-\$ 310,367
• Committed Projects	-\$ 11,200
• Committed Chadbourne	-\$ 141,794
• Total Available Funds:	\$1,283,738
• North	
• Total Available Funds:	\$1,283,738
• Remaining public set-aside	-\$103,740
• Available for Incentives	\$1,179,998
• South	
• Balance (Oct 1)	\$389,795
• YTD Expenditures	-\$ 58,856
• Anticipated Revenue (2017)	+\$319,650
• Committed Incentives	-\$284,788
• Committed Projects	-\$ 8,800

	• Committed Chadbourne	<u>-\$159,825</u>
	• Total Available Funds:	\$197,176
• South		
	• Total Available Funds:	\$197,176
	• Remaining public set-aside	- \$0*
	• Available for Incentives	\$197,176

No action taken.

V. Update and discussion on projects in process.

Ms. Shannon Scott presented the following information.

Current projects in process:

- 639 S. Chadbourne- Burgess Construction: Default / forfeiture letter mailed 12-4-17, 10% upfront payment received 12-12-17 for \$990. Original incentives approved = \$9,900
- 236 W. Beauregard- Butterfield Parking Lot: Default / forfeiture letter mailed 12-4-17, 10% upfront payment received 1-19-18 for \$7,500. Original incentives approved = \$75,000
- 220 MLK Blvd.- DeLarncce DeWitt
- 220 N. Chadbourne - Lighting & Beyond
- 601 W. 11th - Wendland Manufacturing
- 2821 N. Chadbourne - Harvey Andrews
- 2829 N. Chadbourne - Harvey Andrews
- 23 W. Beauregard - Midtown Eatery
- 28 N. Chadbourne - Jim & Julie Raymond
- 30 N. Chadbourne - 12 N. Chadbourne, LLC
- 32 N. Chadbourne - 12 N. Chadbourne, LLC
- 59 N. Chadbourne - Michelle Chapa
- 800 N. Chadbourne – BeeGzzz’s
- 2916 MLK Blvd.- Netco Energy Products, Inc

Projects complete and paid out:

- 2024 N. Chadbourne (Western Sky Steakhouse)
- 236 W. 2nd St. (Jost Lawn and Landscape)
- 113 E. Twohig (KWGV Properties 1)
- 1313 N. Bryant (La Carbonera)
- 112 W. 29th St. (Hirschfeld Steel)

No action taken.

- VI. Discussion and possible action regarding the TIRZ Board's decision for Incentive Awards for the 1st Cycle of FY2018.

Ms. Shannon Scott presented the following information.

Submitted Projects – North

Address/Name	Funding Amount Requested
914 N. Bryant/Taco Bueno	\$75,000
2503 MLK Blvd./Chicken Farm Art Center	\$11,450
2819 N. Chadbourne/Eagle Inn Park Motel	\$48,198
Total amount of funding requested	\$134,648
Total amount of funding available	\$1,179,998

Details of costs, match, and pictures were presented for each project submitted.

Staff Recommend Projects – North

Name	Recommended Funding Amount	Ranking order
914 N. Bryant/Taco Bueno	\$75,000	1
2819 N. Chadbourne Eagle Inn Park Motel	\$48,198	2 *contingent upon the construction of a building, not a parking lot
2503 MLK Blvd/Chicken Farm Art Center	\$11,450	3

Motion to fund \$63,300 for Taco Bueno/914 N. Bryant by Mr. Mike Biggerstaff, seconded by Mr. Lee Pfluger and carried unanimously.

Motion to fund \$11,450 for Chicken Farm Art Center/2503 MLK Blvd. by Mr. Lee Pfluger, seconded by Ms. Toni Hunter and carried unanimously.

Motion to deny funding for Eagle Inn Park Motel/2819 N. Chadbourne by Mr. Mike Biggerstaff, seconded by Mr. Jason Fernandez and carried unanimously.

Submitted Projects - South

Address/Name	Funding Amount Requested
19 E. Concho/The Casual Pint	\$23,000
39 W. Concho/Casa Décor	\$37,300
51 E. Washington/Blake Duncan	\$71,236.45

200 S. Magdalen/Old Central Firehouse	\$75,000
202 S. Chadbourne/One East Twohig	\$57,800
Address/Name	Funding Amount Requested
214 W. 3 rd St./Winn Parmer	\$15,570
235 W, 3 rd St./R.M. Electrical, Inc.	\$6,412.50
305 W. Twohig/Dean & Dean Attorneys	\$28,182.93
410 MLK Blvd./Palmer, Palmer, Palmer	\$61,466
Total Amount of Funding Requested	\$375,967.88
Total Amount Available	\$197,176

Details of costs, match, and pictures were presented for each project submitted.

Staff Recommend Projects – South

Name	Recommended Funding Amount	Ranking order
200 S. Magdalen/Old Central Firehouse	\$75,000	1
202 S. Chadbourne/One East Twohig	\$57,800	2
51 E. Washington/Blake Duncan	\$71,236.45	3
305 W. Twohig/Dean & Dean Attorneys	\$28,182.93	4
39 W. Concho/Casa Décor	\$37,300	5
410 MLK/Palmer, Palmer, Palmer	\$61,466	6
235 W. 3 rd St./R.M. Electrical, Inc.	\$6,412.50	7
19 E. Concho/The Casual Pint	\$23,000	8
Funding not recommended		
214 W. 3 rd St./Winn Palmer	\$15,570	

Motion to fund \$75,000 for 200 S. Magdalen/Old Central Firehouse and \$57,800 for 202 S. Chadbourne/One East Twohig by Mr. Lee Pfluger and seconded by Jason Fernandez and carried unanimously.

Motion to fund \$37,300 for 39 W. Concho/Casa Décor by Mr. Lee Pfluger, seconded by Ms. Toni Hunter and carried unanimously.

Motion to fund \$61,466 for 410 MLK/Palmer, Palmer, Palmer from North TIRZ Funds by Mr. Jason Fernandez and seconded by Ms. Dudra Butler and carried unanimously. (it was confirmed that 410 MLK is in the North TIRZ)

VII. Discussion and possible action regarding updates to the Project Plan.

Item tabled.

VIII. Director's Report

Mr. Jon James presented a brief update on the Chadbourne Streetscape Project. The project is moving forward; however the MPO funds that were allocated may not be used for this project. TxDOT has updated their policy; funds must be used "on system". A full update will be presented at the next meeting.

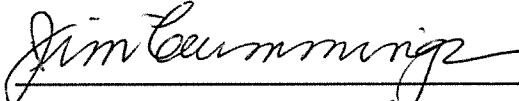
IX. Announcements/possible future agenda items.

a) Next Meeting – March 27, 2018

A request for an update on the Concho Avenue Widening Project at the next meeting.

X. Adjournment.

Motion to adjourn at 4:21 by Mr. Mike Biggerstaff, seconded by Mr. Jason Fernandez and carried unanimously.


Mr. Jim Cummings, TIRZ Chairman