

**MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT
REINVESTMENT ZONE MEETING HELD ON Tuesday, August 28, 2018 AT
3:00 PM, CITY HALL, EAST RECEPTION ROOM 112, 72 WEST COLLEGE.**

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

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

ABSENT: n/a

VACANT

SEAT: SMD 6

STAFF: Jon James, Director
Sheri Guidry, Sr. Administrative Assistant
Shannon Scott, Economic Development Specialist-Economic Development

I. Call to order, establish quorum.

The meeting was called to order at 3:09 pm. It was established that a quorum was present.

II. Public comment.

No public comment.

III. Consideration of approving the minutes from the April 24, 2018 TIRZ Board Meeting. Correction to add Casey Barrett as present for TIRZ Board Meeting dated April 24, 2018.

Motion to approve the August 28, 2018 TIRZ Board Minutes with correction noted above by Mr. Lee Pfluger, seconded by Mr. Casey Barrett and carried unanimously.

IV. Financial Report.

Mr. Jon James presented the following financial information:

TIRZ Finance Report (August 2018)

	North	South
2018 Beginning Balance	\$1,258,301	\$390,486
YTD Expenditures (Oct-July)	\$ 289,132	\$112,523
2018 Total Expected Revenue	\$ 567,176	\$319,650
Remaining Annual Budget	\$1,536,345	\$597,613
Committed Incentives	\$ 249,514	\$319,460
Committed (Public Projects) *	\$ 62,924	\$ 62,473
Committed Chadbourne	\$ 141,794	\$159,825
Total Available Funds	\$1,082,703	\$ 55,855
2017 Unspent public project set-aside	\$ 103,740	\$ -
Available funds for incentives	\$978,373	\$ 55,855

*Streetscape improvements and maintenance (North & South) & MLK project
Updated: August 27, 2018 (based on July 31, 2018 report)

No action taken.

V. Update and discussion on projects in progress

Ms. Shannon Scott presented the following information:

Projects in process:

- **800 N. Chadbourne – (BeeGzzz’s Smoke & Brew)** - Complete and paid out
- **220 MLK Blvd (DeLarnce DeWitt)** - Complete and paid out
- **30 N. Chadbourne (12 N. Chadbourne, LLC)** - Complete and paid out
- **914 N. Bryant (Taco Bueno)** - Complete and paid out
- **2505 MLK Blvd (Chicken Farm Art Center)** – Complete and paid out
- **28 N. Chadbourne (Jim & Julie Raymond)** – Complete – Pending awning encroachment paperwork for final payment.
- **316 MLK Blvd – (Palmer, Palmer, Palmer)** -- Contract signed & executed 04-17-2018. Awaiting LTP signature

- **1928 MLK Blvd** -- Contract signed & executed: 06-24-16, LTP was never signed, (therefore no payment issued) contract expired 06-24-18. Letter of default mailed 06-25-18, (\$26,193.69)
 - 32 N. Chadbourne- 12 N. Chadbourne, LLC
 - 59 N. Chadbourne- Michelle Chapa
 - 2916 MLK Blvd.- Netco Energy Products, Inc
 - 2821 N. Chadbourne- Harvey Andrews
 - 2829 N. Chadbourne- Harvey Andrews
 - 23 W. Beauregard- Midtown Eatery
 - 39 W. Concho Ave. – Casa Décor
 - 200 S. Magdalen—Old Central Firehouse Bed & Brew
 - 202 S. Chadbourne – One East Twohig Partnership

No action taken.

- VI. Discussion and possible action regarding the TIRZ's Board's decision for Incentive Awards for the 2nd Cycle for FY 2018.

Ms. Shannon Scott presented the following information:

Second Incentive Award Cycle for 2018 (North only)

1102 N. Chadbourne/San Angelo Insurance

Funding Requested: \$52,131.59

Match: \$17,377.20 (25%)

Total Project Cost: \$69,508.78

Summary of Work: Demolition and removal of existing parking area, installation of a new 6" concrete slab, installation of 3 new window, a new awning, stone work, stucco and painting of the façade.

Project Criteria: Meets 5 of 14

Motion to approve funds with requirements as listed below by Mr. Lee Pfluger, seconded by Mr. Jason Fernandez and carried unanimously.

- Building colors chosen with Planning staff guidance
- Sign is either taken down or reactivated
- String Banners are no longer allowed

2412 N. Chadbourne/Skyway Motel

Funding Requested: \$18,750

Match: \$6,250 (25%)

Total Project Cost: \$25,000

Summary of Work: Removing the existing concrete and asphalt, adding base materials and laying new asphalt for the parking lot as well as landscaping that would include a new sprinkler system, grass and bushes around the complex.

Project Criteria: Meets 5 of the 14

Staff recommendations: include more landscaping and extend sidewalk to street additional 6 feet. Staff also requested increase in funding for additional improvements to be made.

Motion by Jason Fernandez to approve and also increase budget up to \$1,000 contingent upon 25% from landowner per TIRZ policy to complete staff recommended projects, seconded by Lee Pfluger – motion carried unanimously with Casey Barrett abstaining.

VII. Director's Report

Jon mentioned that 2-3 items requested from various board members in past meetings will be brought up when more information is provided.

VIII. Announcements/possible future agenda items.

a) Next Meeting –September 25, 2018

IX. Adjournment.

Motion to adjourn at 4:06 pm by Mr. Casey Barrett, seconded by Mr. Jason Fernandez and carried unanimously.


Mr. Jim Cummings, TIRZ Chairman