

**MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT
REINVESTMENT ZONE MEETING HELD ON Tuesday, April 24, 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

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

ABSENT: Toni Hunter (AE)

VACANT

SEAT: SMD 2, SMD 6

STAFF: Jon James, Director
Sarah Tackett, Sr. Administrative Assistant
Shannon Scott, Economic Development Specialist-Economic Development
Rick Weise, Assistant City Manager
Russell Pehl, City Engineer

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 February 27, 2018 TIRZ Board Meeting.

Motion to approve the February 27, 2018 TIRZ Board Minutes 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 (April 2018)

	North	South
2018 Beginning Balance	\$1,256,210	\$389,795
YTD Expenditures (Oct-Mar)	\$ 108,357	\$ 71,317
2018 Total Expected Revenue	\$ 567,176	\$319,650
Remaining Annual Budget	\$1,715,029	\$638,128
Committed Incentives	\$ 371,608	\$429,013
Committed (Public Projects) *	\$ 2,924	\$ 2,473
Committed Chadbourne	\$ 141,794	\$159,825
Total Available Funds	\$1,198,703	\$ 46,817
2017 Unspent public project set-aside	\$ 103,740	\$ -
Available funds for incentives	\$1,094,963	\$ 46,817

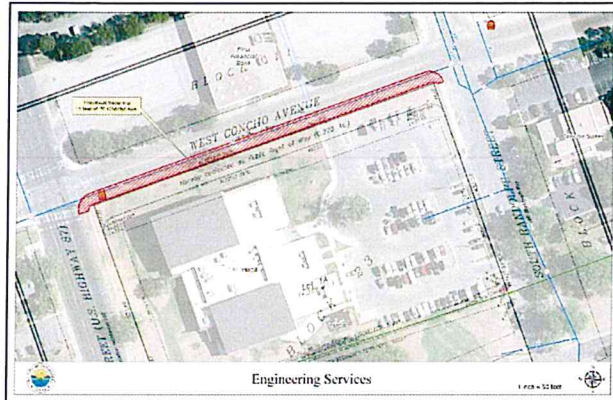
*Streetscape improvements and maintenance (North & South)
Updated: April 20, 2018 (based on March 31, 2018 report)

No action taken.

V. Update and discussion on West Concho Widening 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.
 - Accommodate space for gateway to downtown
 - This project will require TxDOT coordination
 - Estimated construction cost are \$1,247,600 of which TxDOT will contribute approximately \$384,600 for work in their right of way



Update:

- Plans are 100% completed
- TxDOT has set aside their funds for this project and we are in the process of finalizing an Advanced Funding Agreement
- Resolution is May 1st Council agenda for approval
- City funds will come from CIP bond funds
- Scheduled to advertise for bidding on or before August 2018

No action taken.

VI. Update and discussion on the Chadbourne Street Project.

Mr. Rick Weise, Assistant City Manager, presented the following information:

Project description:

- Chadbourne improvements from 6th Street to Washington Drive
 - Phase A – Concho River to Beauregard Avenue
 - Phase B – Beauregard Avenue to 6th Street
 - Phase C – Concho River to Washington Drive
- Street Improvements – concrete road with curb and gutter
- Streetscape improvements
- Pedestrian improvements, including ramp to pedestrian trail
- Utilities improvements

Project Background:

- Application submitted to TxDOT as part of the Transportation Set-Aside (TA Set Aside) Program
- TA Set-Aside funds for non-motorized users such as bicycles, non-driver infrastructure, public transportation access, and Safe Routes to School

- Require minimum 20% local match, which was increased to 25% to improve application
- TA Set-Aside grant award of \$1,960,335 for Phase A
- Phase A must be let by July 2020, to meet TxDOT deadline

Original Funding Resources Approved by City Council:

- Streets - \$2,500,000
- ~~MPO - \$4,000,000~~
- TIRZ North - \$957,411
- TIRZ South - \$1,125,101
- COSADC - \$3,750,000
- River - \$200,000
- Stormwater Fund - \$300,000
- Sewer Fund - \$300,000
- Water Fund - \$200,000
- HOT Fund - \$50,000
- TxDOT Grant - \$4,925,273
- Other Grants - \$35,000
- Estimated Total - \$18,342,785
- **Project Cost Estimate - \$19,901,000**

Anticipated Funding Resource Needs for Phase A:

- Sewer Fund - ~~\$101,000~~
- Water Fund - ~~\$0~~
- HOT Fund - ~~\$0~~
- TxDOT Grant - ~~\$1,960,332~~
- ~~Other Grants - \$35,000~~
- Estimated Total - \$7,827,970
- **Project Cost Estimate - \$7,827,970**
- Streets - \$2,500,000
- ~~MPO - \$4,000,000~~
- TIRZ North - ~~\$0~~
- TIRZ South - \$1,125,101
- COSADC - ~~\$1,900,534~~
- ~~River - \$200,000~~
- Stormwater Fund - ~~\$241,000~~

Available Remaining Funding for Phases B & C

- Streets - ~~\$0~~
- ~~MPO - \$4,000,000~~
- TIRZ North - \$957,411
- TIRZ South - ~~\$0~~
- COSADC - ~~\$1,849,466~~
- ~~River - \$200,000~~
- Stormwater Fund - ~~\$59,000~~
- Sewer Fund - ~~\$199,000~~
- Water Fund - \$200,000
- HOT Fund - \$50,000
- TxDOT Grant - ~~\$0~~
- ~~Other Grants - \$35,000~~
- Estimated Total - \$3,314,877
- **Project Cost Estimate - \$12,073,030**

Requests and Staff Recommendations

- Endorse new funding plan to begin work on Phase A
- Allow remaining budgeted project funds (\$3,314,877) to be utilized for:
 - Phase A construction (if needed)
 - Design/construction drawings for Phase B and C
 - Local match dollars for future (TxDOT or other) grants
- Authorize staff to move forward with RFQ to secure firm for project design and bid documents

Recommendation by Mr. Lee Pfluger to contribute ½ of the funds for Phase A and reserve the other ½ of the funds for Phase B & C. No support; recommendation does not pass.

- VII. Update and discussion on projects in process.
Ms. Shannon Scott presented the following information:

Projects in process:

- **112 W. 29th St. (Hirschfeld Steel Group)** - Complete and paid out
 - **220 N. Chadbourne (Lighting & Beyond)** - Complete and paid out
 - **601 W. 11th St. (Wendland Manufacturing)** - Complete and paid out
 - **1313 N. Bryant (La Carbonera)** – Complete and paid out
 - **39 W. Concho Ave. (Casa Décor)** – Contract executed: 4-12-18, 10% upfront payment made
 - **200 S. Magdalen (Old Central Firehouse Bed & Brew)** – Contract executed: 4-12-18, 10% upfront payment made
 - **202 S. Chadbourne (One East Twohig Partnership)** - Contract executed: 4-12-18, 10% upfront payment made
 - **410 MLK Blvd. (Palmer, Palmer, Palmer)** – Contract executed: 4-17-18, 10%, awaiting signature on LTP
 - **914 N. Bryant (Taco Bueno)** - Contract executed: 4-9-18, 10% upfront payment made
 - **2505 MLK (Chicken Farm Art Center)** - Contract executed: 4-12-18, 10% upfront payment made
- 30 N. Chadbourne- 12 N. Chadbourne, LLC
 - 32 N. Chadbourne- 12 N. Chadbourne, LLC
 - 59 N. Chadbourne- Michelle Chapa
 - 2916 MLK Blvd.- Netco Energy Products, Inc

- 800 N. Chadbourne- BeeGzzz
- 220 MLK Blvd.- DeLarnce DeWitt
- 2821 N. Chadbourne- Harvey Andrews
- 2829 N. Chadbourne- Harvey Andrews
- 23 W. Beauregard- Midtown Eatery
- 28 N. Chadbourne- Jim & Julie Raymond

No action taken.

- VIII. Discussion and possible action regarding the second Incentive Award Cycle for FY 2018.

Ms. Shannon Scott presented the following information:

Second Incentive Award Cycle for 2018 (North only)

Option 1: May-August

May 1st – June 30th: Window for submittal of application packets

July: Staff recommendations presented to the TIRZ Board

August: TIRZ Board recommendations presented to City Council

Option 2: June-September

June 1st – July 31st: Window for submittal of application packets

August: Staff recommendations presented to the TIRZ Board

September: TIRZ Board recommendations presented to City Council

Motion to go with Option 2 by Mr. Casey Barrett, seconded by Mr. Jason Fernandez and carried unanimously.

- IX. Discussion and possible action regarding updates to the Project Plan.
Mr. Jon James presented the following information:

Overview of Project Plan

- ***Introduction***
- ***Project Plan***
 - Existing conditions
 - Proposed boundaries
 - Boilerplate items required to create the TIRZ
- ***Reinvestment Zone Financing Plan***
- ***Appendices***

Reinvestment Zone Financing Plan

- Pages 28-30 represent the primary guidance for how TIRZ funds should be spent
- This is the section that should be reviewed periodically to ensure that the list of items accurately reflect the Board (and City Council) priorities
 - *Public:*
 - *Streetscape/sidewalks/crosswalks (#1)*
 - *Parking (#2)*
 - *Roadways & traffic management (#4)*
 - *Parks & public facilities (#5)*
 - *Utilities & drainage (#6)*
 - *Public safety (#8)*
 - *Private:*
 - *Commercial building & site renovations (#3)*
 - *Environmental remediation & safety improvements (#7)*
 - *Administration*
 - *Creation of the district (#9)*
 - *Administration costs (#10)*

Financing Plan (\$18 million estimated)

1. Streetscape/sidewalks/crosswalks	\$5.5m (31%)
2. Parking	\$3.5m (19%)
3. Commercial building & site renovations	\$0.5m (3%)
4. Roadways & traffic management	\$1m (6%)
5. Parks & public spaces	\$3m (17%)
6. Utilities & drainage	\$1m (6%)
7. Environmental remediation & safety	\$2.95m (16%)
8. Public safety	\$0
9. Creation of the district	\$0.05m (<1%)
10. Administration costs	\$0.5m (3%)

Public	79%
Private	19%
Other	3%

Mr. Jim Cummings directed staff to bring item back for discussion and future action.

X. Director's Report

No report.

XI. Announcements/possible future agenda items.

a) Next Meeting – May 22, 2018

Mr. Lee Pfluger would like a presentation on how much was spent on Phase 1 of the New Freedom Grant.

XII. Adjournment.

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



Mr. Jim Cummings, TIRZ Chairman