

**MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT
REINVESTMENT ZONE MEETING HELD ON Tuesday, September 25, 2018
AT 3:00 PM, CITY HALL, EAST RECEPTION ROOM 112, 72 WEST COLLEGE.**

PRESENT: Voting Members: Jim Cummings, Jason Fernandez, Dudra Butler, Mike Biggerstaff,
Toni Hunter, Greg Gayler

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

ABSENT: Casey Barrett, Lee Pfluger

VACANT

SEAT: SMD 6

STAFF: Jon James, Director
Sheri Guidry, Sr. Administrative Assistant
Shannon Scott, Economic Development Specialist-Economic Development
Dan Saluri, Deputy City Attorney

- I. Call to order, establish quorum.

The meeting was called to order at 3:08 pm. It was established that a quorum was present.

- II. Public comment.

No public comment.

- III. Consideration of approving the minutes from the August 28, 2018 TIRZ Board Meeting.

Motion to approve the August 28, 2018 TIRZ Board Minutes by Mr. Michael Biggerstaff, seconded by Ms. Toni Hunter and carried unanimously.

IV. Financial Report.

Mr. Jon James presented the following financial information:

TIRZ Finance Report (September 2018)

	North	South
2018 Beginning Balance	\$1,258,301	\$390,486
YTD Expenditures (Oct-Aug)	\$ 299,580	\$112,523
2018 Total Expected Revenue	\$ 567,176	\$319,650
Remaining Annual Budget	\$1,525,897	\$597,613
Committed Incentives	\$ 269,665	\$301,548
Committed (Public Projects) *	\$ 92,924	\$ 32,473
Committed Chadbourne	\$ 141,794	\$159,825
Total Available Funds	\$1,021,514	\$103,767
2017 Unspent public project set-aside	\$ 103,740	\$ -
Available funds for incentives	\$917,774	\$103,767

*Streetscape improvements and maintenance (North & South) & MLK project
Updated: September 24, 2018 (based on August 31, 2018 report)

Jim Cummings inquired about funds from the North being used for projects in the South. Jon James advised that it is possible with a "Super Majority" vote from both TIRZ Board Members (7 members needed) and Council Members (6 members needed). Jon James also stated that monies can be used to improve public areas in the North, similar to MLK project. Jim Cummings requested staff come up with ideas for use of funds to cover improvements of public properties.

V. Update and discussion on projects in progress

Ms. Shannon Scott presented the following information:

Projects in progress:

- **316 MLK Blvd – (Palmer, Palmer, Palmer)** -- Contract signed & executed 04-17-2018. Awaiting LTP signature. 2 year window began April, 17, 2018 and expires in April 2020. Will remain on books until 2 year window expires.

- **2412 N. Chadbourne – Skyway Motel:** Owner is not willing to do the sidewalk extension. Item will be brought back next month for clarification of action. Council can approve the funding as it stands and include the next \$1,000. Already on the City Council’s agenda for Tuesday, October 2, 2018.

- 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

Toni Hunter asked about paint color requirements for the North similar to requirements in the South. Advised by Jon James that the TIRZ Board has no standards that they can dictate. South has guidelines due to other requirements set by their location. However, TIRZ Board can and has placed restrictions on projects.

No action taken.

- VI. Discussion and possible action regarding the first Incentive Award Cycle for FY2019.

Ms. Shannon Scott presented the following information:

November 1st:	Window Cycle Opens
January 2nd:	Window Cycle Closes
January:	Present applications to TIRZ Board
February:	Present TIRZ recommendations to City Council

No public comment

Motion to approve Incentive Award Cycle as presented by Mr. Greg Gayler, seconded by Ms. Toni Hunter and carried unanimously.

- VII. Director’s Report

Based on previous discussion, Incentive policies in place have statements about identity, architectural character, reducing the visual impact on parking, something discussed about before. Criteria gives us authority to vet projects and encourage

application to provide additional information. Staff may recommend more landscaping and such but it is bought before board for final discussion.

Proposed that December 25, 2018 scheduled TIRZ Board Meeting be cancelled and removed from calendar due to Christmas holiday.

VIII. Announcements/possible future agenda items.

a) Next Meeting –November 27, 2018

IX. Adjournment.

Motion to adjourn at 3:37 pm by Mr. Michael Biggerstaff, seconded by Mr. Jason Fernandez and carried unanimously.



Mr. Jim Cummings, TIRZ Chairman