

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON Tuesday, September 24, 2019 AT 3:00 PM, CITY HALL 1ST FLOOR EAST RECEPTION ROOM, 72 WEST COLLEGE ROAD.

PRESENT: Voting Members: Jim Cummings, Greg Gayler, Toni Hunter, Tom Maurer and Dudra Butler, Jason Hernandez, Lee Pfluger and Michael Biggerstaff

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

ABSENT: Jon Mark Hogg

STAFF: Jon James, Director
Sheri Guidry, Sr. Administrative Assistant
Shannon Scott, Business Retention & Expansion Coordinator
Dan Saluri, Deputy City Attorney
Rick Weise, Assistant City Manager
Jonathan Flores, Accountant

I. Call to order, establish quorum.

The meeting was called to order at 3:00 pm. It was established that a quorum was present.

II. Public comment.
 No public comment

III. Consideration of approving the minutes from the July 23, 2019 TIRZ Board Meeting.

Motion to approve the July 23, 2019 TIRZ Board Minutes by Mr. Lee Pfluger, seconded by Mr Michael Biggerstaff , and carried unanimously.

IV. Financial Report.
 Mr. Jon James presented the following financial information:

TIRZ Finance Report (thru end of June 2019)

	North	South
2019 Beginning Balance	\$1,458,047	\$599,548

2019 Total Expected Revenue	\$ 549,850	\$245,780
Available for Assignment	-\$1,345,839	-\$223,108
Private Incentives	-\$ 282,708	-\$317,242
Committed (Chadbourne)	-\$ 272,686	-\$302,505
Committed (Public Projects)*	-\$ 2,924	-\$ 2,473
2017 unspent public project set aside	-\$ 103,740	\$ --

**streetscape improvements and maintenance (North & South)
Updated: May 25, 2019 (based on February 28, 2019 report)*

Jon James reviewed the financial report with the board members. James Cummings asked for clarification on the format of the financial report. Jon advised him that it is still a work in progress and we were close to getting it to where it is easier to understand. James Cummings is not pleased with the format. He would like to have it to where we can just hand it to someone in the public and they can understand it. Mr. James Cummings didn't like the way we ended up with the Beginning Zone Balance ending up in parenthesis at the bottom (Revenue Over/(Under) Expenditures. He requested that it be formatted to be easier to read and understand. Jon James said that number should really be -0- and that the board should be focused on the amount in the Available for Assignment column. Mr Michael Biggerstaff recommended that we simply list the beginning number of assignment dollars for each zone, that has been used to date and then a remaining balance. Mr James Cummings said that he agreed with Mr Michael Biggerstaff but that he also felt that the "Other" commitments need to also be listed. Everyone agreed that the financial format needs to be reformatted. Mr. Tom Maurer mentioned that the math doesn't work the way it's set up now. The money available for each fund was confirmed and that concluded the financial report.

***North Zone -\$1,345,839 available
South Zone is effectively -0- (until we get the new budgeted numbers)***

V. Update and discussion on projects in progress

Ms. Shannon Scott, Business Retention and Expansion Retention Coordinator for COSA presented the following information:

Projects in progress: South

- **6 E. Concho**
- **39 W. Concho Avenue – (Casa Décor)**
- **59 N. Chadbourne – (Michelle Chapa)**
- **101 S. Chadbourne (Fuente's Café Downtown)**
- **305 W. Twohig (Dean & Lineberger Attorneys at Law)**
- **123 N Chadbourne (Buffalo Soldier Gallery)**
- **200 S. Magelen (Old Central Firehouse Bed & Brew)**

- **202 S. Chadbourne (One East Twohig Partnership)**

Mr James Cummings asked for an update on Fuentes Café. Shannon Scott stated that as far as the funding from TIRZ is concerned it was for the sprinkler system and she is not sure where that was on the list of repairs.

Projects in progress: North

- **2020 N. Chadbourne (Icon Cinema) - address verification needed**
- **2821 N. Chadbourne (Harvey Andrews)**
- **2829 N. Chadbourne (Harvey Andrews)**

Projects Completed

- **2412 N. Chadbourne—Skyway Motel – North Zone**
- **8 E. Concho – South Zone**
- **32 N. Chadbourne**

Before and after photos of the complete projects were shown to the TIRZ Board members, staff and public in attendance.

VI. Discussion and Possible Action Regarding the TIRZ Board’s decision for incentive awards for the 2nd (North) Cycle of FY2019

Address/Name	Funding Amount Requested
1715 N. Chadbourne/JKLS Properties, LLC	\$9,080
1816 N. Chadbourne/The Gentleman	\$75,000
1822 N. Chadbourne/Senor Changs	\$74,905
2934 N. Chadbourne/Dollar General	\$75,000
Total Amount of Funding Requested	\$233,985
Total Amount of Funding Available	\$1,345,839

1715 N. Chadbourne – JKLS Properties, LLC

Funding Requested: \$9,080.00

Match: \$0 (No match required if funding requested is less than \$10,000)

Total Project Cost: \$9,080.00

Summary of Work: Improvements and updates to the façade that include painting of the exterior brick and stucco as well as new storefront windows, frames, sconce lighting and planters

Project Criteria: Meets 3 of 14

Motion to approve funding requested (\$9,080.00) of 1715 N. Chadbourne/JKLS Properties, LLC by Mr. Lee Pfluger, seconded by Mr. Michael Biggerstaff and carried unanimously.

1816 N. Chadbourne – The Gentleman

Funding Requested: \$75,000.00

Match: \$65,900 (47%)

Total Project Cost: \$140,900

Summary of Work: Improvements to the façade in the form of new windows, doors, awnings, siding, paint and signage as well as asbestos abatement, landscaping and re-sealing and re-striping the parking lot.

Project Criteria: Meets 5 of 14

Motion to approve funding requested (\$75,000.00) by 1816 N. Chadbourne/The Gentleman by Mr. Lee Pfluger, seconded by Mr. Michael Biggerstaff and carried unanimously.

1822 N. Chadbourne – Senor Changs

Funding Requested: \$ 74,905.00

Match: \$179,800 (71%)

Total Project Cost: \$254,705

Summary of Work: Improvements to the façade in the form of new windows, doors, awnings, siding, paint and signage as well as the installation of new landscaping

Project Criteria: Meets 5 of 14

Motion to approve funding requested (\$74,905.00) by 1822 N. Chadbourne/Senor Changs by Mr. Lee Pfluger, seconded by Mr. Michael Biggerstaff and carried unanimously.

2934 N. Chadbourne – Dollar General

Funding Requested: \$75,000.00

Match: \$25,000

Total Project Cost: \$100,000

Summary of Work: Improvements to the façade that include painting and new lighting as well as the installation of new landscaping in the form of xeriscaping/rock and paving of the parking lot.

Project Criteria: Meets 4 of 14

****Recently invested around \$64,000 for new roof and A/C***

Motion to approve funding requested (\$75,000.00) by 2934 N. Chadbourne /Dollar General by Mr. Greg Gayler, seconded by Ms. Toni Hunter and carried unanimously.

Total Amount of Funding Requested for 4 projects -- \$233,985

Total Amount of Funding Available: \$1,345,839

Mr. Lee Pfluger requested that we need to set a policy surrounding the board approving a shopping center or outlet mall with different tenants and how they should move forward with those types of building. He would like to avoid the possibility of the board being faced with the decision when someone comes in and requests, for example \$75,000 for each suite/business within the same building. There should be something separating those suites/businesses as individuals, possibly a firewall separation as well as separate addresses to make it a separate building. Mr James Cummings asked Mr. Jon James to put this on his future items that the board needs to address and Mr. James agreed and stated that he would look into that and find out how to proceed. Mr. Michael Biggerstaff stated that he is really happy that the folks on the North side are really getting energized to proceed and it's working. Ms Toni Hunter addressed city staff regarding the intersection near this address [1822 N. Chadbourne]. She advised that the city may want to take a look at the light and the amount of time drivers are sitting at that intersection. This new business may affect that tremendously. All of the board members expressed their excitement about the applications that were received.

VII. Discussion and Possible Action Regarding the First Incentive Award Cycle for FY2020

Staff recommended cycle dates:

- November 1: Window Cycle Opens
- January 3rd: Window Cycle Closes
- January : Present applications to TIRZ Board
- February: Present TIRZ recommendations to City Council

Motion to approve First Incentive Award Cycle for FY2020 as presented by Mr. Tom Maurer, seconded by Ms. Dudra Butler and carried unanimously.

VIII. Director's Report

Mr. Jon James mentioned Skyway Motel again and that we are still awaiting the information requested from Engineering. Mr. James also reminded the applicants that even though their incentive program funding requests were approved by the TIRZ Board they still need to go in front of Council at the upcoming council meeting for final approval.

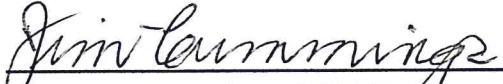
IX. Announcements/possible future agenda items.

Mr. Tom Maurer commented on the financial report and requested that staff make every attempt to make that correct. Mr. Cummings agreed with Mr. Maurer.

a) Next Meeting –October 22, 2019

X. Adjournment.

Motion to adjourn at 3:45 pm by Mr. Lee Pfluger, seconded by Ms. Toni Hunter and carried unanimously.


Mr. Jim Cummings, TIRZ Chairman