

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON Tuesday, June 23, 2020 AT 3:00 PM, CITY HALL 1ST FLOOR EAST RECEPTION ROOM, 72 WEST COLLEGE ROAD.

PRESENT: **Voting Members:** Jim Cummings, Greg Gayler, Toni Hunter, Dudra Butler, Jon Mark Hogg, Jason Hernandez, Tom Maurer and Stephen Brown

Non-voting Members: None present

ABSENT: Michael Biggerstaff

STAFF: Jon James, Director
 Sheri Guidry, Sr. Administrative Assistant
 Shannon Scott, Business Retention & Expansion Coordinator
 Aaron Vannoy, Assistant Director of Planning and Development Services

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 January 23, 2019 TIRZ Board Meeting

Motion to approve the January 23, 2020 TIRZ Board Minutes by Ms. Dudra Butler, seconded by Ms Toni Hunter, and carried unanimously.

IV. Financial Report

Mr. Jon James, Director of Planning and Development Services presented the following financial information:

TIRZ Finance Report (thru end of May 2020)

	North	South
Beginning Balance	\$1,763,797	\$402,981

2019 Anticipated Revenue	\$ 680,072	\$396,043
Private Incentives	-\$ 280,957	-\$557,594
Committed (Chadbourne)	-\$ 556,323	-\$229,613
Committed (Public Projects)*	-\$ 2,924	-\$ 2,473
2017 unspent public project		
set aside	-\$ 103,740	\$ --
Operating	-\$ 15,153	\$ 7,361
Available for Assignment	\$1,484,772	\$ 1,983

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

Mr. James Cummings again commented on the ease of understanding the layout of the financial report and he appreciated staff working to get it to this point. Mr. James Cummings also asked about Street lights and the status. Mr. Jon James stated that at this point we have not looked at any street lights to be funded. It is an eligible item for the TIRZ Board to fund if board members have any areas within the TIRZ zone that may need street lights then we can definitely look at that but there are none on staff's radar at this time. Mr Jon James did mention that we do have a couple of sidewalk project that the board may be seeing that will be separate from the Private Incentives program that the Transit Authority is looking at adding some bus shelters around the North TIRZ zone as well as around other areas of the city. Staff has been communicating with them about bringing to the board a funding item to help build sidewalks to connect to shelters if they decide to put those in. They are in the early planning stages for all of that and we have not committed any TIRZ funding but at some point in the next few months we will be bringing a project to the board for consideration for some of that North Public Improvement Set Aside funding.

- V. Consider approving extension letter for 202 S. Chadbourne (One E. Twohig Partnership)
Ms. Shannon Scott, Business Retention and Expansion Coordinator for COSA presented the following:
Ms Scott stated that The applicant personally reached out to her in April because he realized he was about to reach the end of his contract date at the end of April 2020. His project was 75% complete at that time and requested extension thru June 30, 2020. Applicant stated that the delay was due to COVID-19 shutdown. The inspection on fire sprinkler system was delayed as well as a slight change in paint color which also needed approval. Ms. Scott spoke with applicant earlier this morning (June 23, 2020) and he stated that he was 95% complete. Just needed some minor paint touch ups. Extension requested thru June 30, 2020.

Motion to approve thru end of June 2020 by Mr. Jason Fernandez, seconded by Ms. Dudra Butler and carried unanimously.

VI. 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

- 136 E. Concho Ave. – San Angelo Autism Center
- 305 W. Twohig -- Dean & Lineberger Attorneys at Law
- 123 N Chadbourne -- Buffalo Soldier Gallery
- 202 S. Chadbourne --One East Twohig Partnership
- 19 W. Beaugard – Box Hangar Two Ten, LLC
- 40 W. Twohig -- Spur Building
- 59 N. Chadbourne – Michele Chapa
- 226 S. Abe – Reyna’s Tacos
- 322 N. Chadbourne – Burlap & Paisley
- 109 N. Chadbourne – Concho Venue

Projects in progress: North

- 124 W. 24th Street – Twofold Journey Properties, LLC
- 2821 N. Chadbourne -- Harvey Andrews
- 2829 N. Chadbourne -- Harvey Andrews
- 2934 N. Chadbourne – Dollar General

Projects Completed: North

- 1816 N. Chadbourne – The Gentleman
- 1822 N. Chadbourne – Senor Changs
- 2020 N. Bryant – Icon Cinema

Projects Completed: South

- 909 W. Beaugard – Concho Self Storage

Before and after photos of the completed projects were shown to the TIRZ Board members, staff and public in attendance. Boards commented on how well the projects were progressing. No questions from board members.

VII. Discussion and Possible Action Regarding the Last Incentive Awards Cycle for FY2020 (North Only)

Submitted Projects -- North

Address/Name	Funding Amount Requested	Recommended Funding Amount	
124 W. 4 th St/ Twofold Journey Properties	\$50,000	\$50,000	
128 W. 4 th St/ Twofold Journey Properties	\$ 74,250	\$74,250	
2302 N. Bryant/ Shine Brite Lube- North	\$75,000	\$75,000	
2311 N. Chadourne/ Big O Auto	\$43,994.16	\$43,994.16	
3151 N. Bryant/ Huddle House	\$75,000	\$75,000	
3251 N. Bryant/ Kent Kwik Travel	\$ 338,840	\$338,840	
Total Amount of Funding Requested		\$657,084.16	
Total Amount of Funding Available	\$1,484,772		

124 W. 4th Street – Twofold Journey Properties, LLC

Funding Requested: \$50,000

Match: \$41,000 (45%)

Total Project Cost: \$91,000

Summary of Work: Installation of two new entry/exit stairwells for egress purposes.

Mr. Stephen Brown asked Ms Lori Lara about the exterior stairs being on city ROW. Mr. Brown asked if the South building line is on city property line. Ms. Lara stated “that it is in fact Lee Pfluger’s property and not owned by the city. In fact, half of 4th street is owned by Lee Pfluger”. Ms. Lara is in possession of a survey showing that building stairwell is within survey boundary. Mr. Brown also asked what the building was going to be used for. Ms Lara responded that the building is going to be used as Paper Distribution Company (downstairs) and 2 loft apartments (upstairs). Mr. Brown commented on the appearance of 4th Street and he asked about parking. Ms. Lara stated that “she has permission to park on the property on the South side of the building which is owned by Lee Pfluger”.

Ms Shannon Scott asked for an update on the first round of funds that were issued to Ms Lara. Building 100% painted. Waiting on doors. Waiting on abatement but

due to COVID-19 appointment has been pushed back and tentatively scheduled for July 6, 2020 to continue.

128 W. 4th Street – Twofold Journey Properties, LLC

Funding Requested: \$74,250.00

Match: \$42,000 (36%)

Total Project Cost: \$116,250

Summary of Work: Installation of new fire sprinkler and fire alarm system, landscaping, outside storage screening and upgrades to the façade with new doors, windows and lighting.

Mr. Brown stated that there are several venues that cater to that clientele already available. Mr. Brown is worried about parking and the state of 4th street and would like to see something done to make it better. He is concerned about the way Angelo Movers parks along 4th Street and that we are spending money on an area that does not have appropriate egress and ingress and is not aesthetically pleasing.

Ms Toni Hunter questioned if this was one building with multiple addresses. Ms. Shannon Scott confirmed that they were two separate buildings.

2302 N. Bryant—Shine Brite Lube -North

Funding Requested: \$75,000

Match: \$656,473 (90%)

Total Project Cost: \$731,473

Summary of Work: Upgrades to the façade with new paint, windows and door and garage doors, asbestos inspection, paving, landscaping, new plumbing, electrical, lighting, upgrades to the bathrooms, ceiling, flooring, tile and interior renovations.

No questions for applicant.

2311 N. Chadbourne – Big O Auto

Funding Requested: \$43,994.16

Match: \$10,998.54 (25%)

Total Project Cost: \$54,992.70

Summary of Work: Upgrades to façade, new sign installation, landscaping, paving, and outside storage screening.

It was determined that property was not part of the already existing property. It is property that is located 3 blocks away from their current location that they've purchased and plan to renovate and move into. Mr Stephen Brown asked to see

more landscaping done than a “plant in a pot”. Staff agreed and made the recommendation to the applicant. There was no room to include additional landscaping but staff agreed to allow them to add a sidewalk. Applicant agreed to looking for more ways to add landscaping and getting quotes. Ms. Shannon Scott to give update to board on the additional landscaping at a later date.

3151 N. Bryant – Huddle House

Funding Requested: \$75,000

Match: \$1,827,150 (96%)

Total Project Cost: \$1,902,150

Summary of Work: Site work, inspections, survey, demo, earth work and pad construction, paving and surfacing, landscaping, erecting a new building, framing of doors, frames and interior accessories, glazing entry doors, interior finishing of drywall, paint and ceilings, installation of a new HVAC system, plumbing, electrical and a fuel system.

Questions: Mr. Stephen Brown was concerned about property having adequate water/sewer lines on property. It was confirmed by applicant that there was.

3251 N. Bryant – Kent Kwik Travel Center

Funding Requested: \$ 75,000.00 in façade improvements and \$263,840 in property tax rebate over 5 years: Total = \$338,840

Match: \$6,434,150 (99%)

Total Project Cost: \$6,509,150

Summary of Work: Site work, inspections, survey, demo, earth work and pad construction, paving and surfacing, landscaping, erecting a new building, framing of doors, frames and interior accessories, glazing entry doors, interior finishing of drywall, paint and ceilings, installation of a new HVAC system, plumbing, electrical and a fuel system.

**3251 N. Bryant – Kent Kwik Travel Center
Property Tax Breakdown**

<u>Investment</u>	<u>Tax Rate</u>	<u>Taxes Paid</u>	<u>Rebate Schedule</u>	<u>Tax Rebate to Company</u>	<u>City Portion of Taxes Received</u>
\$8,500,000.00	0.00776	\$65,960.00	100.00%	\$65,960.00	\$0.00

\$8,500,000.00	0.00776	\$65,960.00	90.00%	\$59,364.00	\$6,596.00
\$8,500,000.00	0.00776	\$65,960.00	80.00%	\$52,768.00	\$13,192.00
\$8,500,000.00	0.00776	\$65,960.00	70.00%	\$46,172.00	\$19,788.00
\$8,500,000.00	0.00776	\$65,960.00	60.00%	\$39,576.00	\$26,384.00
Total				\$263,840.00	\$65,960.00

Motion to approve all projects as presented with a contingency for additional \$4,000 for Big O Auto if they come back with landscaping plans by Mr. Greg Gayler, seconded by Mr. Jason Fernandez and carried unanimously.

Mr. Stephen Brown requested that board members and city staff look into improvements (paving, ingress and egress, and parking) that can be made to 4th street. Mr. James Cummings shared his concerns and asked that we add this to next month's agenda to discuss. Mr. Jon Mark Hogg asked Ms. Shannon Scott if this was something that was within the scope of the TIRZ Board to make application for funds for these types of projects? Or does this need to go through the city? How does this fit in with the Capital Improvement Plan? Mr Hogg would like input from other city staff on this topic. Mr. Stephen Brown stated that the city has other funds that they can access to use for this target area. Mr Hogg is questioning the extent to which the TIRZ Board is the one to make that final call but he does agree if TIRZ funds are available then he would like to see it happen. Mr. Jon James confirmed that the TIRZ Board can recommend funding any project that is eligible. Sidewalks to connect the bus shelters are an example. Parts of 4th Street are not part of the public ROW. Past TIRZ Board members have not recommended street improvements because numbers can get big really quick.

Mr. Stephen Brown asked Mr Jon James to contact Code Compliance on the appearance of 4th Street and to address the parking of Angelo Apartments vehicles in the street and blocking passage on the roadway.

VIII. Director's Report

Mr. Jon James advised the board of the Governor's orders regarding live meetings and asked them to be prepared to meet via Zoom again. We will contact board members via email as soon as we know how future meetings will be held.

IX. Announcements/possible future agenda items.

a) Next Meeting –July 28, 2020

X. Adjournment.

Motion to adjourn at 4:15 pm by Mr. Jason Fernandez, seconded by Ms. Toni Hunter and carried unanimously.



Mr. Jim Cummings, TIRZ Chairman