

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON Tuesday, January 26, 2021 at 3:00 PM, held via videoconference (ZOOM) due to COVID-19. A public audio/video broadcast of the meeting was/is available on the City's YouTube channel at: www.youtube.com/CityofSanAngelo.

PRESENT: Voting Members: Jim Cummings, Greg Gayler, Toni Hunter, Jon Mark Hogg, Stephen Brown, and Tom Maurer.

Non-Voting Members:

ABSENT: Jason Fernandez, Dudra Butler, and Mike Biggerstaff.

VACANT SEAT: None

STAFF Jon James, Director
Bryon Fox, Sr. Administrative Assistant
Aaron Vannoy, Assistant Director of Planning and Development
Rae Lineberry, Development Services Technician
Shannon Scott, Business Retention & Expansion Coordinator
Brandon Dyson, Legal

I. CALL TO ORDER, ESTABLISH QUORUM

Meeting was called to order at 3:05 PM. It was established that a quorum was present.

II. Public Comment

III. Election of Vice-Chair

Mr. Cumming nominated Jon Mark Hogg for the Vice-Chair position. Mr. Brown seconded the nomination. Motion was carried unanimously. *However, due to an issue with the videoconferencing, this item was not broadcast to the public. Therefore, this item will be rescheduled for the next board meeting to ensure compliance with open meeting requirements.*

IV. Consideration of approving the minutes from the August 25, 2020 TIRZ BOARD MEETING.

Mr. Cummings asked for motion to approve the minutes. A motion to approve the minutes was made by Mr. Hogg. Mr. Gayler seconded the motion. The motion to approve the minutes was passed unanimously. *However, due to an issue with the videoconferencing, this item was not broadcast to the public. Therefore, this item will be rescheduled for the next board meeting to ensure compliance with open meeting requirements.*

V. Financial Report

Mr. James presented the following financial information:

TIRZ Finance Report (thru January 2021)	North	South
• Beginning Zone Balance	\$2,072,408	\$576,967
• Anticipated Revenue (2019)	\$696,009	\$421,034
• Private Incentives	(\$647,083)	(\$276,530)
• Committed Chadbourne	(\$371,495)	(\$478,608)
• Streetscape Maintenance	(\$2,924)	(\$2,473)
• Public Improvements Set Aside	(\$103,740)	
• Operating	(\$15,953)	(\$7,361)
Available for Assignment	\$1,627,252	\$233,429

Mr. Brown asked about if these were firm numbers. Mr. James said that it was only an estimate from the City's Finance Department, but that in the past these estimates have been pretty accurate.

Mr. Cumming asked to accept the financial report. A motion to accept was made by Mr. Gayler, and Mr. Hogg seconded. Motion passed unanimously.

VI. Discussion and possible action on potential Martin Luther King Drive sidewalk project

Mr. James presented this item and recommended that the board recommend using infrastructure set-aside funds in the North TIRZ area for a sidewalk near the proposed transit bus stop at 18th & MLK for a sidewalk along MLK Drive from N 19th to N 17th Streets.

Mr. Cummings asked for a motion to approve funding for this project in an amount not to exceed \$70,000. Mr. Hogg made the motion, Ms. Hunter seconded the motion. Motion passed unanimously.

VII. Update on potential 4th Street project

Mr. James spoke about the project and informed the board that City staff in Real Estate is still working out property issues, since a portion of the street is owned by TxDOT. Still working on project and just an update. Staff will report back to the board when there is more information.

The Board directed staff to continue looking into the project.

VIII. Discussion and possible action regarding the first Incentive Award Cycle for FY2021

Ms. Scott presented the board with following recommended schedule.

- **April 1st – June 1st:** Window for submittal of application packets
- **June:** Staff recommendations presented to the TIRZ Board
- **July:** TIRZ Board recommendations presented to City Council

Motion to approve the schedule as recommended by staff by Mr. Hogg, seconded by Ms. Hunter, and passed unanimously.

IX. Update and discussion on projects in progress

Ms. Scott presented the board with following information.

Completed Project (South)

- 1 E Twohig- Law office

Ms. Scott presented board with projects still in progress.

(South)

- 19 W Beaugard- Box Hangar Two Ten, LLC
- 40 W. Twohig- Spur Building
- 109 N. Chadbourne- Concho Venue
- 123 N. Chadbourne- Buffalo Soldier Art Gallery
- 226 S. Abe- Reyna's Tacos

(North)

- 124 W. 4TH St- Twofold Journey Properties, LLC (1)
- 124 W. 4th St- Twofold Journey Properties, LLC (2)
- 124 W. 8th St- Twofold Jorney Properties, LLC
- 2302 N. Bryant Blvd- Shine Brite Lube- North
- 2311 N. Chadbourne- Big O Auto
- 2821 N. Chadbourne- Harvey Andrews
- 2829 N. Chadbourne- Harvey Andrews
- 2934 N. Chadbourne- Dollar General
- 3151 N. Bryant Blvd- Huddle House
- 3251 N. Bryant Blvd- Kent Kwik Travel Center

Ms. Scott brought to board's attention the 2821 & 2829 N Chadbourne project.

- Agreement executed 7/18/17
- 1st extension requested on 7/1/19 because projects would not be completed within the 2 year time frame. 1st extension granted until 7/18/20. Projects were still not complete.
- Per the agreement, termination letters were sent certified mail on 7/24/20 for both properties notifying applicant of default and received on 8/6/20.

- Applicant has 30 days to “cure” default by either completing improvements or requesting an extension
- On 8-20-20 applicant requested additional extensions until 12-20-20 & on 8-25-20, TIRZ Board granted extension until December 31, 2020
- Received email on 12-16-20 from applicant stating all improvements had been completed
- Responded to applicant that in order to verify improvements were complete and according to the contract we would need: proof of payment of expenditures, (including 25% match), after pictures and written certification of said improvements
- As of 1-26-21, only the written certification of improvements has been received from the applicant

Board gave direction to Mr. Dyson to terminate the contract and seek funds back from applicant for not finishing the project.

X. Discussion and possible action regarding the last Incentive Award Cycle for FY2020.

Ms. Scott presented the board with pictures for the new potential North and South projects and financial information on how much each applicant was requesting.

North

Address/Name	Requested Funding Amount	Recommended Funding Amount	
1212 N. Chadbourne	\$75,000	\$75,000	
1218 N. Chadbourne	\$75,000	\$75,000	
2218 MLK – Franco’s Café, LLC	\$75,000	\$75,000	
Total	\$225,000	\$225,000	
Total Amount of Funding Available			\$1,627,252

South

Address/Name	Requested Funding Amount	Recommended Funding Amount	
200 S. Magdalen – Old Central Firehouse	\$61,418	\$61,418	
214 S. Chadbourne - Plateau Brewing Co.	\$29,280.75	\$29,280.75	
220 N. Chadbourne- Roots	\$13,884.33	\$13,884.33	
Total	\$104,583.08	\$104,583.08	
Total Amount of Funding Available			\$233,429

Motion to approve North projects as recommended by staff by Mr. Cummings, seconded by Mr. Brown, and carried unanimously.

Motion to approve South projects as recommended by staff by Mr. Maurer, seconded by Mr. Hogg, and carried unanimously.

XI. Director’s report.

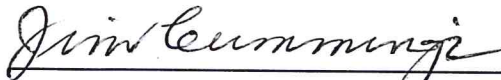
Mr. James informed the board of new Administrative Assistant Bryon Fox to replace Sherri Guidry. Mr. James then informed the board that future meetings would only be held when there are items on the agenda. Virtual meetings will be continued until approved to be held in person.

XII. Announcements/possible future agenda items.

a) Next meeting – February 23, 2021

XIII. Adjournment.

Motion to adjourn at 4:35 pm by Toni Hunter, seconded by Stephen Brown and carried unanimously.

A handwritten signature in cursive script, reading "Jim Cummings". The signature is written in black ink and is positioned above a horizontal line.

Mr. Jim Cummings, TIRZ Board Chair