

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE MEETING held on Tuesday, June 24, 2021 at 3:00 PM in the East Mezzanine of City Hall. A public audio/video broadcast of the meeting is available on the City's YouTube channel at: [www.youtube.com/CityofSanAngelo](http://www.youtube.com/CityofSanAngelo).

**PRESENT:** Voting Members: Jim Cummings, Greg Gayler, Jason Fernandez, Dudra Butler, Stephen Brown, and Tom Maurer.

Non-Voting Members: Del Velasquez, Downtown San Angelo, Inc.

**ABSENT:** Voting Members: Jon Mark Hogg, Toni Hunter, and Mike Biggerstaff.

**STAFF:** Jon James, Director of Planning & Development Services  
Bryon Fox, Sr. Administrative Assistant  
Aaron Vannoy, Assistant Director of Planning and Development Services  
Nolan Sosa, Business Retention & Expansion Coordinator  
Brandon Dyson, Deputy City Attorney

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

**None**

III. Election of Vice-Chair

**Mr. Cummings nominated Jon Mark Hogg for the Vice-Chair position. Mr. Brown seconded the nomination. Motion was carried unanimously.**

IV. Consideration of approving the minutes from the January 26, 2021 TIRZ BOARD MEETING.

**Mr. Cummings asked for motion to approve the minutes. A motion to approve the minutes was made by Mr. Fernandez and Ms. Butler seconded the motion. The motion to approve the minutes was passed unanimously**

V. Financial Report

**Mr. James presented the following financial information:**

TIRZ Finance Report (thru January 2021)

	North	South
• Beginning Zone Balance	\$1,998,769	\$576,863
• Anticipated Revenue (2021)	\$696,039	\$421,434

• Private Incentives	(\$872,083)	(\$381,114)
• Committed Chadbourne	(\$371,495)	(\$478,504)
• Streetscape Maintenance	(\$2,924)	(\$2,473)
• Public Improvements Set Aside	(\$103,740)	
• Operating	(\$15,953)	(\$7,361)
Available for Assignment	\$1,366,195	\$128,845

**Mr. Brown asked about the Chadbourne Project downtown and how much money was available and what happens if the project goes over budget. Mr. James the funds are a fixed amount that the board has approved and TIRZ funds would not be used for cost over runs, without separate approval by the Board and City Council.**

**Mr. Cummings asked if there were any other questions and moved forward on the agenda.**

**VI. Reconsideration and possible action on incentive grants for 2821 and 2829 North Chadbourne**

**Mr. James presented the history of the project, including Mr. Andrews request that funding for his project be reinstated (it was terminated for failure to complete the project and/or provide sufficient documentation by the project deadline, which had already been extended by the Board). Mr. James indicated that staff is looking for the board’s direction and that staff is not making a recommendation. However, if the Board is inclined to reinstate the project and provide funding, staff makes a recommendation for partial funding.**

**Mr. Andrews spoke and thanked the council for the help with funding. Mr. Brown wanted to know where the invoices were and Mr. Andrews said it was handled by his secretary.**

**Mr. Cummings asked for a motion to approve. Motion from Mr. Brown to fund \$79,650 and Mr. Gayler seconded the motion. Motion passed with 5 for and 1 against (Mr. Maurer voting in opposition).**

**VII. Discussion and direction on possible sidewalk project on North Chadbourne St between 5<sup>th</sup> and 6<sup>th</sup> St.**

**Mr. James indicated that staff was going to present a request for funding to repair and add sidewalk in this area of Chadbourne Street, which is part of a future phase of the Chadbourne Street project. However, after review by Engineering, they do not believe that it would be beneficial to do the sidewalk by itself due to the drainage improvements that would also need to be made as part of the street project. Therefore, staff currently does not recommend proceeding. However, staff will continue to review the project with Engineering.**

**The Board deferred to Mr. James on waiting to do this project as part of the overall Chadbourne Street project.**

VIII. Discussion and direction from the Board on the TIRZ incentive criteria

Mr. James made a presentation to the Board to begin a discussion on what changes, if any, the Board would recommend on the TIRZ incentive criteria used to evaluate potential projects, including:

- What qualifies as required matching funds?
- Should matching be required?
- What is a “project”?
- Multiple applications from the same applicant (one cycle, multiple cycles)?

Mr. Cummings suggested deferring the discussion to a future meeting.

IX. Discussion and possible action regarding the First Incentive Award Cycle for FY2021

Mr. Sosa provided a summary of the following applications submitted for this cycle:

<u>Address/Name</u>	<u>Funding Amount Requested</u>	<u>Funding Recommended</u>
<b>NORTH</b>		
2302 N. Bryant/Shine Brite Lube - North •Property Tax, Sales Tax	\$75,000	\$0
216 W. 3rd/ WAP Properties, LLC. •Paving, Landscaping	\$36,000	\$36,000
601 W. 11th/Wendland Manufacturing •Roadway Improvements	\$75,000	\$ ?
2320 N. Chadbourne/Fermin Lucio and Sons Roofing •Façade Improvements (window replacement)	\$9,986	\$9,986
2122 N. Chadbourne/TriTex Fence Company •Façade Improvement (Rock, Siding, Paint), Outside Storage Screening (Fencing), Paving	\$59,362.50	\$59,362.50
<b>Total Funding Recommended (TIRZ North)</b>		<b><u>\$105,348.50</u></b>
<b>SOUTH</b>		
19 W. Beauregard/Box Hangar Two Ten •Façade Improvements (new cornice and tile)	\$34,650	\$34,650
23 W. Beauregard/Mike Terrazas •Façade Improvements (awning)	\$12,839.06	\$12,839.06
121 N. Chadbourne/Studio 121 Events •Fire Sprinkler, Façade Improvements, Egress (match)	\$37,852	\$37,852
221 S. Chadbourne/Steve Stango •Façade Improvements (window replacement)	\$4,168.09	\$4,168.09 ?
<b>Total Funding Recommended (TIRZ South)</b>		<b><u>\$85,341.06 – \$89,509.15</u></b>

Mr. Maurer made a motion to fund North applications as recommended by staff, seconded by Mr. Fernandez, and carried unanimously.

Mr. Brown made a motion to approve the first three South applications, but to deny 221 S. Chadbourne. Motion failed for lack of a second.

Mr. Dyson recommended taking the item with an abstention separately. Mr. Gayler further recommended voting on each South application separately, to which the Chair agreed.

Mr. Gayler made a motion to approve the recommended funding for 19 W Beauregard, Chair indicated a second (voice was inaudible), and approved unanimously.

Mr. Gayler made a motion to approve the recommended funding for 23 W Beauregard, seconded by Ms. Butler, and approved 5-0 with Mr. Fernandez abstaining due to a conflict.

Mr. Gayler made a motion to approve the recommended funding for 121 N. Chadbourne, seconded by Mr. Maurer, and approved unanimously.

Mr. Fernandez made a motion to approve the recommended funding for 221 S. Chadbourne, seconded by Ms. Butler. The motion was approved 5-1, with Mr. Brown in opposition.

X. Update and discussion on projects in progress

Mr. Sosa then updated the board on the following projects:

TIRZ South

- 19 W. Beauregard – Box Hanger Two Ten, LLC.
- 40 W. Twohig – Diamond Enterprises
- 109 N. Chadbourne – Concho Venue
- 226 S. Abe – Reyna’s Tacos

North TIRZ

- 124 W. 4th Street – Twofold Journey Properties, LLC.
- 124 W. 4th Street – Twofold Journey Properties, LLC. (2)
- 128 W. 4th Street – Twofold Journey Properties, LLC.
- 2302 N. Bryant Blvd. – Shine Brite Lube
- 2821 N. Chadbourne – Harvey Andrews
- 2829 N. Chadbourne – Harvey Andrews

XI. Director’s report.

XII. Announcements/possible future agenda items.

- a) Next meeting – August 24, 2021
- b) Follow up with Wendell Construction

XIII. Adjournment.

**Motion to adjourn at 4:35 pm by Stephen Brown, seconded by Greg Gayler and carried unanimously.**



Mr. Jim Cummings, TIRZ Board Chair