

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE BOARD MEETING held on Tuesday, February 22, 2022, 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.

PRESENT: Voting Members: Chair Jim Cummings, Toni Hunter, Jason Fernandez, Greg Gayler, Dudra Butler, and Stephen Brown.

Non-Voting Members: Del Velasquez

ABSENT: Jon Mark Hogg and Tom Maurer.

VACANT: One Seat

STAFF Jon James, Director of Planning and Development Services
Bryon Fox, Sr. Administrative Assistant
Aaron Vannoy, Assistant Director of Planning and Development Services
Nolan Sosa, Economic Development Administrator
Holly Voth, Assistant City Attorney

- I. CALL TO ORDER, ESTABLISH QUORUM
Chair Cummings called the meeting to order.
- II. Public Comment
No public comment.
- III. Consideration of approving the minutes from January 11, 2022, and January 22, 2022, TIRZ BOARD MEETING.
Chair Cummings asked for a motion to approve the January 11, 2022 minutes.
Motion from Mr. Gayler, seconded by Mr. Fernandez. Motion passed unanimously.

Chair Cummings asked for a motion to approve the January 22, 2022 minutes.
Motion from Mr. Fernandez, seconded by Mr. Brown. Motion passed unanimously.
- IV. Financial Report
Mr. James presented the Finance Report.

SOUTH

Beginning Zone Balance*

REVENUES:	\$174,388.00
Property Tax	\$37,024.00
Interest Income	-
Total Revenues	\$437,024.00

EXPENDITURES:

Private Incentives Committed	\$346,324.00
Chadbourne Street	-
Streetscape Maintenance	\$2,473.00
Operating	\$7,361.00
Total Expenditures	\$356,158.00

Available for Assignment \$255,254.00

NORTH

Beginning Zone Balance*

REVENUES:	\$2,415,205.00
Property Tax	\$705,369.00
Interest Income	\$1,814.00
Total Revenues	\$707,183.00

EXPENDITURES:

Private Incentives Committed	\$661,197.00
Chadbourne Street	\$178,756.00
Streetscape Maintenance	\$2,924.00
Public Improvements Set Aside	\$103,740.00
Operating	\$15,953.00
Total Expenditures	\$962,570.00

Available for Assignment \$2,159,818.00

Mr. Cummings asked for a motion to accept the financial report.

Motion from Mr. Fernandez, seconded by Ms. Hunter. Motion approved unanimously.

V. Discussion and possible action regarding the first Incentive Award Cycle for FY 2022

Jon James presented staff recommendations for the North projects.

Property Address	Applicant Name	Project Type	Recommendation
1212 N. Chadbourne	Oliver Brown	Façade Improvement, Paving, Landscaping	\$75,000
1218 N. Chadbourne	Oliver Brown	Façade Improvement, Paving, Landscaping	\$75,000
Total Funding Recommendation – TIRZ North			\$150,000
Amount Available for Assignment			\$2,159,818

Mr. Cummings asked for public comment.

A representative for Oliver Brown spoke about the difference of cost between asphalt and concrete drive ways of both projects.

Mr. Cummings asked for a motion to pass staff recommendations for North TIRZ funding.

Motion from Ms. Hunter and seconded by Mr. Fernandez. Motion passed 4-1, with Mr. Brown opposed.

Mr. James spoke about staff recommendations for the South TIRZ funds.

TIRZ Incentive Grant Projects, Staff Recommendation

Address (Applicant)	Eligible Expenses Requested	Eligible Match	Percent Match	Tier	Rec. Funding	Recommended Funding
13 E. Twohig (C3H2)	\$ 61,500	\$ 35,000	36%	1	75%	\$ 46,125
61 N. Chadbourne (BDJ Burke)	\$ 28,523	\$ 9,508	25%	1	75%	\$ 21,392
109 S. Chadbourne (Zetzman Investments) {Façade}	\$ 44,843	\$ 14,948	25%	1	75%	\$ 33,632
416 S. Oakes (Concho Christmas) {Façade}	\$ 29,586	\$ 9,862	25%	1	75%	\$ 22,190
416 S. Oakes (Concho Christmas) {non-DHRC}	\$ 21,232	\$ 7,077	25%	1	75%	\$ 15,924
213 N. Chadbourne (Valley Vending)	\$ 64,000	\$ 20,100	24%	2	0%	\$ -
401 W. Beauregard (Hotel Angoria) {Façade}	\$ 25,000	\$ 18,750	43%	2	0%	\$ -
109 S. Chadbourne (Zetzman Investments) {Sprinkler}	\$ 27,544	\$ 9,181	25%	3	0%	\$ -
402 W. Beauregard (Hotel Angoria) {Sprinkler}	\$ 37,500	\$ 12,500	25%	3	0%	\$ -
215 S. Chadbourne (J Wilde's)	\$ 44,674	\$ 14,891	25%	3	0%	\$ -
36 E. Twohig (Cactus Hotel) {Awning}	\$ 21,920	\$ 7,005	24%	4	0%	\$ -
36 E. Twohig (Cactus Hotel) {Sign}	\$ 47,625	\$ 97,082	67%	5	0%	\$ -
109 N. Chadbourne (Concho Venue)	\$ 65,462	\$ 21,821	25%	5	0%	\$ -

Requested = \$ 519,408
 Available = \$ 143,897
 \$ 139,262
 \$ 4,635

Updated: 2/22/2022

Mr. Cummings asked for public comment.

Mr. Zetzman spoke on the behalf of his daughter's project.

Mr. Fernandez made a motion to pass all staff recommendations with one change of funding to 109 S Chadbourne to fund sprinkler system, instead of the façade improvements, in the amount of \$20,658.

Seconded by Ms. Hunt and passed unanimously.

Mr. Gayler made a motion to fund the remaining TIRZ South projects at 75 percent of the eligible expenses, after subtracting the 25% match, using available funds from the North TIRZ. Staff explained that a supermajority vote is required to recommend using funds from the North to fund projects in the South. In addition, City Council must also approve by a supermajority.

Mr. Brown seconded the motion, which was approved unanimously.

VI. Discussion of the possibility of funding South projects with North funds

Mr. Gaylor made a motion to go back to previous agenda item. Motion was seconded by Mr. Brown and motion passed unanimously.

Mr. Brown made a motion to combine existing TIRZ North and South funds and to split them equally between North and South and in future years to split TIRZ revenue evenly between North and South, rather than the current split which has revenue in the North going to the North fund and revenue in the South going to the South fund.

Mr. Cummings seconded the motion and the motion passed unanimously.

VII. Director's report

None

VIII. Announcements/possible future agenda items.

a) Next meeting – March 22, 2022

IX. Adjournment.

Mr. Cummings adjourned the meeting at 4:05 PM.



Mr. Jim Cummings, TIRZ Board Chair