MINUTE RECORD OF THE CITY OF SAN ANGELO **TAX INCREMENT REINVESTMENT ZONE** BOARD MEETING held on Tuesday, **January 25, 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.come/CityofSanAngelo.

PRESENT: Voting Members: Chair Jim Cummings, Jon Mark Hogg, Jason Fernandez, Greg Gayler, Dudra Butler, and Stephen Brown.

Non-Voting Members: Del Velasquez

ABSENT: Toni Hunter 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, Legal

I. CALL TO ORDER, ESTABLISH QUORUM

Mr. Cummings as Chair called the meeting.

II. Public Comment

III. Consideration of approving the minutes from January 11, 2022, TIRZ BOARD MEETING.

Mr. Cummings asked for a motion to table this item to revise the minutes. Motion from Mr. Gayler and Mr. Brown seconded. Motion passed unanimously to table minutes.

IV. Election of Vice-Chair

Mr. Cummings asked for a motion. Motion from Mr. Brown to re-elect Jon Mark Hogg as Vice Chair and Mr. Fernandez seconded. Election of Mr. Hogg was approved unanimously.

V. 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 and Mr. Hogg seconded. Motion approved unanimously.

VI. Status of a potential improvement project for 4th Street

Mr. James provided an update. City staff in Public Works and Real Estate are working with TXDOT to resolve ownership. TXDOT expressed willingness to work out an agreement and they are looking into the details. Public Works staff is comfortable proceeding with the design of a project for 4th Street while ownership issues are resolved.

VII. Consideration of a request to extend the term of the TIRZ Incentive Agreement with Twofold Journey Properties, LLC for improvements at 124 W. 4th Street

Mr. Sosa updated the board on Miss Lara needing a 6-month extension on her agreement due to hardships related to COVID and supply issues.

Mr. Cummings asked for a motion that would extend Miss Lara's agreements to August 17th. Motion from Mr. Gayler and seconded by Mr. Hogg. Motion approved unanimously.

VIII. Discussion and possible action regarding the first Incentive Award Cycle for FY22

Mr. Sosa presented the City staff's recommendations to the Board.

Zone	Property Address	Applicant Name	Project Type	Recommendation	Comments
North	1212 North Chadbourne	Oliver Brown	Façade Improvement, Paving, Landscaping	$ 75,000	Full funding.
North	1218 North Chadbourne	Oliver Brown	Façade Improvement, Paving, Landscaping	$ 75,000	Full funding.
South	13 E. Twohig	C3H2 Properties	Façade Improvement	$ -	Requires DHRC approval. Resubmit.
South	17 W. Beauregard	Froyo and Sweets Downtown	Façade Improvement, Paving, Landscaping	$ 56,681	Fund 75% of eligible portion.
South	19 E. Concho	The Martial Pint	Interior Renovation	$ -	Ineligible expenditures.
South	36 E. Twohig	Cactus Hotel	Façade Improvement	$ -	Requires DHRC approval. Resubmit.
South	61 N. Chadbourne	BDJ Burke, LLC	Façade Improvement	$ -	Requires DHRC approval. Resubmit.
South	109 N. Chadbourne	Concho Venue	Fire Sprinkler and Monitored Smoke Alarm	$ 43,642	Fund 50% of eligible portion.
South	109 S. Chadbourne	Zetzman Investments, LLC	Fire Sprinkler and Monitored Smoke Alarm	$ 18,363	Fund 50% of eligible portion.
South	213 N. Chadbourne	Valley Vending	Façade Improvement	$ -	Requires DHRC approval. Resubmit.
South	215 S. Chadbourne	J Wilde's	Fire Sprinkler and Monitored Smoke Alarm	$ 28,033	Fund 50% of eligible portion.
South	402 W. Beauregard	Hotel Angoria	Fire Sprinkler and Monitored Smoke Alarm	$ 25,000	Fund 50% of eligible portion.
South	416 S. Oakes	Concho Christmas Warehouse, LLC	Sidewalk, Landscaping	$ 21,232	Fund 75% of eligible portion.
South	641 S. Chadbourne	Monday Shorts, LLC	Façade Improvement	$ 26,813	Fund 75% of eligible portion.
South	643 S. Chadbourne	Baja Properties, LLC	Façade Improvement	$ 28,613	Fund 75% of eligible portion.

Total Funding Recommendation - North ***$ 150,000***

Total Funding Recommendation - South ***$ 248,374***

Mr. Cummings opened for public comment and the following people spoke;

1. **Mrs. and Mr. Burke**
2. **John Castillo**
3. **Amy Zetzman**
4. **Mr. Flint**
5. **Ms. Flurry**

6. **Lee Pfluger**
7. **Sierra Brady**
8. **Rob Zetzman**

Mr. Hogg made a motion to approve as recommended by the staff. Motion died for lack of a second.

Mr. Gayler made a motion to approve all projects at 75 percent of staff recommendation, with the option to review projects if they receive DHRC approval. Motion died for lack of a second.

Mr. Brown made a motion to table all projects. Motion died for lack of a second.

Mr. Brown made a motion to table all projects except for 641 South Chadbourne, 643 South Chadbourne, and 17 West Beauregard, which are recommended for approval, and for staff to re-evaluate the projects and provide a ranking of projects with the recommendation at the next meeting. Ms. Butler seconded the motion. Motion passed 5-1 with Mr. Hogg opposed.

IX. Director's report

None

X. Announcements/possible future agenda items.

Board members requested a future discussion of funding projects in the South with funds transferred from the North.

a) Next meeting – February 22, 2022

XI. Adjournment.

Mr. Cummings adjourned the meeting at 5:05 PM.

Jim Cummings

Mr. Jim Cummings, TIRZ Board Chair