

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.com/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.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for transparency and accountability, particularly in the context of public administration and financial management.

2. The second part of the document outlines the various methods and tools used for data collection and analysis. It highlights the need for standardized procedures to ensure the reliability and validity of the information gathered. This includes the use of surveys, interviews, and statistical software.

3. The third part of the document focuses on the ethical considerations surrounding data collection and analysis. It stresses the importance of obtaining informed consent from participants and ensuring that their data is protected and used only for the intended purposes. This section also discusses the potential for bias and the need for objective analysis.

4. The fourth part of the document discusses the challenges and limitations of data collection and analysis. It notes that data may be incomplete, outdated, or subject to interpretation. It also highlights the need for ongoing monitoring and evaluation to ensure that the data remains relevant and useful over time.

5. The fifth part of the document provides a summary of the key findings and conclusions. It reiterates the importance of accurate record-keeping and the need for standardized procedures. It also emphasizes the ethical considerations and the challenges of data collection and analysis.

6. The sixth part of the document discusses the implications of the findings for future research and practice. It suggests that further studies should be conducted to explore the effectiveness of different data collection methods and to address the challenges identified in this document. It also suggests that the findings should be used to inform the development of policies and procedures for data collection and analysis.

7. The seventh part of the document provides a final summary and conclusion. It reiterates the key findings and conclusions and emphasizes the importance of accurate record-keeping and the need for standardized procedures. It also emphasizes the ethical considerations and the challenges of data collection and analysis.

8. The eighth part of the document discusses the implications of the findings for future research and practice. It suggests that further studies should be conducted to explore the effectiveness of different data collection methods and to address the challenges identified in this document. It also suggests that the findings should be used to inform the development of policies and procedures for data collection and analysis.

9. The ninth part of the document provides a final summary and conclusion. It reiterates the key findings and conclusions and emphasizes the importance of accurate record-keeping and the need for standardized procedures. It also emphasizes the ethical considerations and the challenges of data collection and analysis.

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.

Item	Description
1.0000	General Administration
1.0100	Office Administration
1.0200	Information Systems
1.0300	Legal Affairs
1.0400	Human Resources
1.0500	Public Relations
1.0600	Internal Audit
1.0700	Research and Development
1.0800	Manufacturing
1.0900	Marketing and Sales
1.1000	Customer Support
1.1100	Logistics
1.1200	Finance
1.1300	Accounting
1.1400	Tax
1.1500	Investment
1.1600	Capital Budgeting
1.1700	Risk Management
1.1800	Compliance
1.1900	Other

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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**

Section 1: Introduction

This document provides a detailed overview of the project's objectives and scope. It outlines the key components and the expected outcomes of the initiative.

Section 2: Methodology

The methodology section describes the research methods and data collection techniques used throughout the project.

Section 3: Results and Discussion

Section 4: Conclusion

Section 5: References

Author	Title	Year
Smith, J.	Research on Project Management	2018
Johnson, A.	Strategic Planning for Success	2019
Williams, B.	Leadership in the 21st Century	2020
Green, C.	Organizational Culture and Change	2021
White, D.	Human Resources Management	2022
Black, E.	Business Ethics and Social Responsibility	2023
Grey, F.	Marketing Strategies for Growth	2024
Blue, G.	Financial Management and Accounting	2025
Brown, H.	Operations Management and Logistics	2026
Pink, I.	Legal Aspects of Business	2027
Gold, J.	International Business and Trade	2028
Silver, K.	Technology and Innovation in Business	2029
Copper, L.	Environmental Management and Sustainability	2030

Section 6: Appendix

Section 7: Glossary

Section 8: Acknowledgments

Section 9: Contact Information

Section 10: Index

Section 11: Bibliography

Section 12: Appendix

Section 13: Glossary

- 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

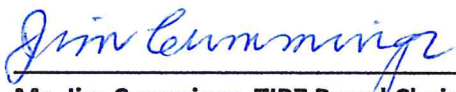
X. Announcements/possible future agenda items.

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.



Mr. Jim Cummings, TIRZ Board Chair

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