

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE BOARD MEETING held on Tuesday, January 11, 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](http://www.youtube.com/CityofSanAngelo).

PRESENT: Voting Members: Jon Mark Hogg, Jason Fernandez, Greg Gayler, Dudra Butler, Stephen Brown, and Tom Maurer.

Non-Voting Members: Del Velasquez

ABSENT: Toni Hunter, Jim Cummings, and Mike Biggerstaff.

VACANT: None

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. Hogg as Vice Chair chaired the meeting in the absence of Chair Cummings.**
- II. Public Comment
- III. Consideration of approving the minutes from the August 24, 2021 TIRZ BOARD MEETING.  
**Mr. Hogg asked for motion to approve the minutes. A motion to approve the minutes was made by Mr. Gayler and seconded by Mr. Fernandez. The motion to approve the minutes was passed unanimously.**
- IV. Discussion and possible action on amendments to the TIRZ North and TIRZ South Incentives Policies  
**Mr. James summarized staff's recommended changes to the North and South incentives policies, including combining the two policies into one. The following topics were addressed:**
  - **What qualifies as required matching funds?**
    1. **Staff recommends that matching funds must be an eligible expense**
  - **Should matching be required?**
    2. **Staff recommends no change to current policy**
    3. **Considered reducing match to 15% for small projects in the South, but kept at 25%**
  - **Staff recommends eliminating 10% upfront payment; Now all reimbursement will be after the project is complete**
  - **Staff recommended eliminating the property tax abatement option:**
    1. **Not used in recent years**

2. Difficult to estimate cost to program over multiple years
  3. Board members disagreed and recommended keeping this option in place, but revising the policy to emphasize that this would be available for unique projects, but not as a regular item for most projects.
- Staff recommended priority of projects:
    1. High – historic, facades, housing
    2. Medium – landscaping, aesthetics, health/safety
    3. Low – signage, other building improvements
    4. Lowest – parking lots, paving (only as part of larger project)
  - Other staff recommended considerations:
    1. More weight to eyesores vs already nice - Yes
    2. Higher priority for visible improvements - Yes
    3. Higher priority for existing or planned occupancy vs vacant - Yes
    4. Higher priority for owners/sites that have not received funding in the past year - Yes
    5. Higher priority for projects that expand the tax base - Yes

Mr. Brown commented that as long as the board takes a look at economic and tax appraisal issues he was comfortable if the staff handled the language.

Mr. Hogg asked for a motion to recommend the Incentives Policies to the City Council as recommended by staff, but with amendments to be made by staff per the direction from the Board members. Motion from Mr. Brown and Ms. Butler seconded. Incentives Policies were approved unanimously.

V. Update and discussion on projects in progress

Mr. Sosa spoke on the following projects progress:

TIRZ North

1. 124 W. 4<sup>th</sup> Street – Twofold Journey Properties, LLC.
2. 124 W. 4<sup>th</sup> Street – Twofold Journey Properties, LLC. (2)
3. 128 W. 4<sup>th</sup> Street – Twofold Journey Properties, LLC.
4. 2302 N. Bryant Blvd. – Shine Brite Lube
5. 2934 N. Chadbourne – Dollar General
6. 3151 N. Bryant Blvd. – Huddle House
7. 3251 N. Bryant Blvd. – Kent Kwik Travel Center
8. 2218 MLK – Franco’s Café, LLC.
9. 2320 N. Chadbourne - Fermin Lucio & Son Roofing
10. 2122 N. Chadbourne – TriTex Fence Company
11. 216 W. 3<sup>rd</sup> Street – WAP Properties, LLC.

TIRZ South

1. 3251 N. Bryant Blvd. – Kent Kwik Travel Center

2. 2218 MLK – Franco’s Café, LLC.
3. 2320 N. Chadbourne - Fermin Lucio & Son Roofing
4. 2122 N. Chadbourne – TriTex Fence Company
5. 216 W. 3<sup>rd</sup> Street – WAP Properties, LLC.

VI. Director’s report

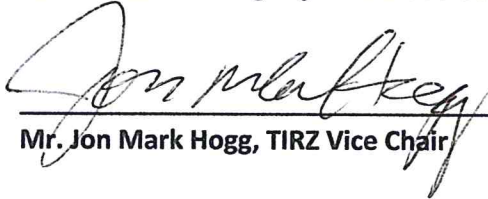
VII. Announcements/possible future agenda items.

**Mr. Brown asked to see an agenda item on the status of a project for the improvement of 4<sup>th</sup> Street.**

- a) Next meeting – January 25, 2022

XIII. Adjournment.

**Mr. Hogg asked for a motion to adjourn. Motion by Mr. Brown and seconded by Mr. Fernandez. Meeting adjourned at 3:30 PM.**



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**Mr. Jon Mark Hogg, TIRZ Vice Chair**