

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE BOARD MEETING held on Tuesday, July 26, 2022, at 3:30 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, Dudra Butler, Tom Maurer, Toni Hunter, Bryan Benson, and Jason Fernandez.

Non-Voting Members: Del Velasquez

ABSENT: Jon Mark Hogg, Greg Gayler, and Stephen Brown

VACANT:

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

- I. CALL TO ORDER, ESTABLISH QUORUM
Chair Cummings called the meeting to order.
- II. Public Comment
Del Velasquez welcomed Bryan Benson to the TIRZ board
- III. Consideration of approving the minutes from April 26, 2022, TIRZ BOARD MEETING.
**Chair Cummings asked for a motion to approve the April 22, 2022 minutes.
Motion from Mr. Fernandez, seconded by Ms. Butler. Motion passed unanimously.**
- IV. Update on Council action on recommended TIRZ incentive projects and policy changes
Mr. James presented the City Council rejecting North funding going to south TIRZ projects.

Mr. Cummings was very displeased with how the board recommendation was handled. He wanted the Council's discussion much sooner than the months after the TIRZ board recommendation. He believes that while the Council has every right to accept or reject the Board's recommendations, to wait many months to do so, while applicants are putting their projects on hold while awaiting a decision, was inappropriate.

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V. Financial Report

Mr. James presented the Financial Report:

	<u>Current Budget</u>
<u>SOUTH</u>	
Beginning Zone Balance*	<u>644,360</u>
REVENUES:	
Property Tax	437,024
Interest Income	-
Total Revenues	<u>437,024</u>
EXPENDITURES:	
Private Incentives Committed	568,046
Chadbourne Street	469,972
Streetscape Maintenance	2,473
Operating	7,361
Total Expenditures	<u>1,047,852</u>
Available for Assignment	<u><u>33,532</u></u>

NORTH

Beginning Zone Balance*	<u>2,415,205</u>
REVENUES:	
Property Tax	705,369
Interest Income	1,814
Total Revenues	<u>707,183</u>
EXPENDITURES:	
Private Incentives Committed	811,197
Chadbourne Street	178,756
Streetscape Maintenance	2,924
Public Improvements Set Aside	103,740
Operating	15,953
Total Expenditures	<u>1,112,570</u>
Available for Assignment	<u><u>2,009,818</u></u>

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VI. Discussion and possible action regarding the TIRZ private incentive agreements with:

A. TwoFold Journey Properties, LLC.

Mr. Sosa presented the first project requesting an extension to the allotted time per their project agreement.

Ms. Laura, TwoFold Journey Properties, spoke about needing an extension till August 2023 to finish her project.

Mr. Cummings asked for a motion to approve the extension. Mr. Maurer made the motion and was seconded by Mr. Benson. Motion passed unanimously.

B. JKLS Properties, LLC d/b/a Reyna's Tacos

Mr. Sosa presented a second project requesting an extension to the allotted time per their agreement.

Mr. Padilla, JKLS Properties, spoke about the need for a 6-month extension to finish his project.

Mr. Cumming asked for a motion to approve the extension. Mr. Fernandez made the motion and was seconded by Mr. Benson. Motion passed unanimously.

VII. Consideration of an amendment to the TIRZ Board Bylaws regarding meeting day and time.

Mr. James explained that the meeting time was recently moved primarily to accommodate Ms. Butler, whose term is up and cannot serve again due to term limits. Therefore, staff is recommending moving the meeting start time from 3:30 back to 3:00.

Mr. Cummings asked for a motion move the meeting time to 3:00 p.m.

Mr. Maurer made the motion and was seconded by Mr. Fernandez. Motion passed unanimously.

VIII. Consideration and possible action regarding amendments to the TIRZ Incentive Policies

Mr. James presented the following changes:

1. Projects for Fire Sprinklers moved to High Priority
2. Allow parking lot improvements to be standalone projects, in the North TIRZ area only.
3. Eliminate the annual application cycles, for the North TIRZ area only.
4. Revise the matching funds required from the applicant to require no match for projects up to \$25,000 and a 10% match for projects over \$25,000.

Mr. Cummings made a motion and was seconded by Ms. Butler. Motion passed unanimously.

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- IX. Consideration of authorizing additional maintenance funds for a potential North TIRZ maintenance contract to include maintenance of landscaping, weeds, trash pickup, and similar tasks to ensure aesthetic streetscapes along streets within the North TIRZ area.

Mr. James presented for the Board's consideration a possible project for maintenance in the North TIRZ area. After some discussion, Mr. Cummings and the TIRZ board developed a consensus to ask that this item be addressed by City Council before the TIRZ board considers the item.

- X. Staff update regarding ongoing and completed projects

Mr. Sosa updated the board on the following projects:

TIRZ North

- 124 & 128 W. 4th Street – Twofold Journey Properties, LLC.
- 2218 MLK – Franco's Café, LLC.
- 1212 N. Chadbourne – Oliver Brown
- 1218 N. Chadbourne – Oliver Brown

TIRZ South

- 109 N. Chadbourne – Concho Venue
- 226 S. Abe – Reyna's Tacos
- 19 W. Beaugard – Box Hangar Two Ten
- 121 N. Chadbourne – Studio 121 Events
- 17 W. Beaugard – Froyo and Sweets Downtown
- 641 S. Chadbourne – Monday Shorts, LLC.
- 643 S. Chadbourne – Baja Properties, LLC.
- 13 E. Twohig – C3H2 Properties
- 61 N. Chadbourne – BDJ Burke
- 109 S. Chadbourne – Zetzman Investments

- XI. Director's report

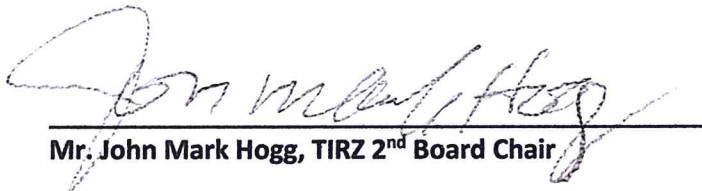
Mr. James thanked Ms. Butler for her long-term service on the TIRZ board.

- IX. Announcements/possible future agenda items.

- a) Next meeting – September 27, 2022

- X. Adjournment.

Mr. Cummings adjourned the meeting at 5:12 PM.


Mr. John Mark Hogg, TIRZ 2nd Board Chair