

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE BOARD MEETING held on Tuesday, **October 4, 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: Vice Chair Jon Mark Hogg, Toni Hunter, Jason Fernandez, Tony Villarreal, and Stephen Brown

Non-Voting Members: Del Velasquez

ABSENT: Greg Gayler, Tom Maurer, and Bryan Benson

VACANT: Chair

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

- I. CALL TO ORDER, ESTABLISH QUORUM
Vice Chair Jon Mark Hogg called the meeting to order.
- II. Public Comment
Mr. Hogg made comments on Mr. Cummings resignation from the board.
- III. Consideration of approving the minutes from the July 26, 2022, TIRZ BOARD MEETING.
Vice Chair Hogg asked for a motion to approve the July 26, 2022 minutes.
Motion from Mr. Fernandez, seconded by Mr. Brown. The motion passed unanimously.
- IV. Financial Report
Mr. James presented the Financial Report:

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	<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	583,970
Chadbourne Street	469,972
Streetscape Maintenance	2,473
Operating	7,361
Total Expenditures	<u>1,063,776</u>
 Available for Assignment	 <u><u>17,608</u></u>
 <u>NORTH</u>	
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>
*Preliminary	

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- V. Consideration and possible action regarding an extension request for the TIRZ Private Incentive Agreement by and between the City of San Angelo and Franco's Café, LLC.

Mr. James presented this request for a six-month extension to complete this project, as requested by the owner.

Mr. Hogg asked for a motion to approve the extension. Mr. Fernandez made the motion and was seconded by Mr. Brown. The motion passed unanimously.

- VI. Consideration and possible action regarding an amendment to the private incentive amount for 416 S. Oakes (Concho Christmas Warehouse)

Mr. James presented this item and mentioned that there was a miscalculation when this project was originally presented to the Board, which resulted in approval of an incorrect amount for the project. Mr. James asked the Board to approve additional funding to correct this, thus granting the project the total amount of funds that should have been awarded initially.

Mr. Villarreal made the motion to approve, which was seconded by Mr. Fernandez. The motion passed unanimously.

- VII. Consideration of recommending funding for a North Chadbourne Street project in the approximate amount of \$3,132,900, funded out of TIRZ North funds over a period of multiple years, to include sidewalks, decorative street, and pedestrian, lighting, signal upgrade, and engineering and design services.

Mr. James went over the proposal:

Funding proposal:

- **\$1 million from available North funds now (approx. half of current funding) – this still leaves ~\$1 million available for projects**
- **\$350,000 per year for 6 years (approx. half of annual revenue)**

The board would like more information prior to making a decision and asked that this item be brought back at a future meeting.

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

Mr. James presented:

- **Additional North (and South?) zone funds for maintenance**
- **For maintaining landscaping, weeding, picking up trash, etc.**
- **Upfront equipment costs (one-time expense):**
 - **\$38,275**

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- Annual operating costs (recurring):
 - \$62,107

Mr. Pfluger made comments.

Mr. Villarreal made a motion to table this and have staff bring this item back with more information. The motion was seconded by Ms. Hunter. The motion passed unanimously

- X. Director's report
- IX. Announcements/possible future agenda items.

Mr. Brown asked for a future agenda item for an update on the 4th street project.

Mr. James mentioned that per state law the TIRZ Board Chair must be appointed by City Council, which should be accomplished before the next Board meeting.

- a) Next meeting – October 25, 2022

- X. Adjournment.

Mr. Hogg adjourned the meeting at 4:03 PM.



Mr. Jon Mark Hogg, TIRZ Board Chair