

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE BOARD MEETING held on Tuesday, **October 22, 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 Jon Mark Hogg, Jason Fernandez, Tony Villarreal, Stephen Brown, Greg Gayler, and Bryan Benson

Non-Voting Members: Del Velasquez

ABSENT: Tom Maurer, and Toni Hunter

STAFF
Jon James, Director of Planning and Development Services
Bryon Fox, Sr. Administrative Assistant
Holly Voth, Assistant City Attorney
Rick Weise, Assistant City Manager
Michael Dane, Assistant City Manager
Roger Havlak, Senior Parks Manager
Shane Kelton, Operation Director

- I. CALL TO ORDER, ESTABLISH QUORUM
Chair Hogg called the meeting to order.
- II. Election of a Vice Chair
Mr. Brown nominated Mr. Gayler for Vice Chair.
Mr. Gayler was elected to the vice chair unanimously.
- III. Public Comment
None
- IV. Consideration of approving the minutes from the October 4, 2022, TIRZ BOARD MEETING.
Mr. Brown made a motion to accept the minutes. The motion was seconded by Mr. Fernandez and passed unanimously.
- V. Financial Report
Mr. James presented the Financial Report:

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	Current Budget
<u>SOUTH</u>	
Beginning Zone Balance*	644,360
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>17,608</u>

<u>NORTH</u>	
Beginning Zone Balance*	2,415,205
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>2,009,818</u>

*Preliminary

Mr. Brown requested a report at the next meeting on the City's investment policy as it relates to TIRZ funds.

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- VI. Update on the status of the 4th Street project
Mr. James presented updates on the ongoing progress being made in talks on this project.
- Mr. Kelton answered questions from the Board.**
- Mr. Brown and the Board indicated that they would like quarterly updates on this project.**
- VII. Discussion item on additional public input opportunities for use of North TIRZ funds.
The board discussed options for marketing to the public for the TIRZ funds to help encourage project within the TIRZ. Some of the items discussed included holding public forums to provide information and answer questions and increased advertising through pamphlets, handouts, etc.
- VIII. 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)**
- Mr. Brown made a motion to table a decision on this topic until such time as staff brings it back with grant assistance to help fund the project (i.e., the Board does not want to be the only source of funding). The motion was seconded by Mr. Villarreal.**
During discussion Mr. Gayler made a subsequent motion to call the question for immediate vote, which was seconded by Mr. Brown and passed unanimously.
The main motion was then approved unanimously.
- IX. 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**
 - **Annual operating costs (recurring):**
 - **\$62,107**

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Mr. Havlak spoke and answered questions from the board.

Mr. Brown made a motion for South TIRZ to fund 70% and the North would fund 30% of the costs. The motion failed to pass, with a vote of 2 in favor and 4 in opposition.

X. Director's report

Mr. James announced the new staff arrangement, with Mr. Fox taking over most of the internal duties formerly performed by Economic Development staff, such as processing applications, managing the incentive program, etc., and with Downtown San Angelo, Inc. taking over external duties, such as outreach, assisting applicants, encouraging applications, etc.

IX. Announcements/possible future agenda items.

a) Next meeting – December 27, 2022

X. Adjournment.

Chair Hogg adjourned the meeting at 4:03 PM.



Mr. Jon Mark Hogg, TIRZ Board Chair