

MINUTE RECORD OF THE CITY OF SAN ANGELO **TAX INCREMENT REINVESTMENT ZONE** BOARD MEETING held on Tuesday, **January 24, 2023, 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, Ryan Newlin, 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
Tina Dierschke, Director of Finance
Ryan Gaddy, Assistant Director of Finance

I CALL TO ORDER, ESTABLISH QUORUM
Chair Hogg called the meeting to order.

II. Public Comment
Mr. Fernandez made comments on the TIRZ funds being used for the cleanup of the north area.

III. Consideration of approving the minutes from October 22, 2022, TIRZ BOARD MEETING.
Mr. Benson made a motion to accept the minutes. The motion was seconded by Mr. Fernandez and passed unanimously

IV. Election of a Vice Chair
Mr. Brown nominated Mr. Gayler for Vice Chair.
Mr. Gayler was elected as Vice Chair unanimously.

V. Financial Report
Mr. James presented the Financial Report.

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	<u>Current Budget</u>
<u>SOUTH</u>	
Beginning Zone Balance	<u>589,346</u>
REVENUES:	
Property Tax	543,340
Interest Income	-
Total Revenues	<u>543,340</u>
EXPENDITURES:	
Private Incentives Committed	505,939
Chadbourne Street	330,243
Streetscape Maintenance	2,473
Operating	7,361
Total Expenditures	<u>846,016</u>
Available for Assignment	<u><u>286,670</u></u>

<u>NORTH</u>	
Beginning Zone Balance	<u>2,788,603</u>
REVENUES:	
Property Tax	776,674
Interest Income	16,439
Total Revenues	<u>793,113</u>
EXPENDITURES:	
Private Incentives Committed	449,283
Chadbourne Street	577,259
Streetscape Maintenance	2,924
Public Improvements Set Aside	103,740
Operating	15,953
Total Expenditures	<u>1,149,159</u>
Available for Assignment	<u><u>2,432,557</u></u>
•Preliminary	

Available South TIRZ Funds: \$286,670
Less approved maintenance funds: \$21,076 (20%)
Total Available: \$265,594

Available North TIRZ Funds: \$2,432,557
Less approved maintenance funds: \$84,306 (80%)
Total Available: \$2,348,251

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VI. Discussion and possible action regarding the first Incentive Award Cycle for FY 2023.

Mr. Fox went over the following projects for the board to consider.

Address	Requested Funding Amount	Recommended Funding Amount	
2626 N. Chadbourne	\$75,000	65,413	
1000 N. Chadbourne	\$59,363	58,753	
901 N. Chadbourne	\$75,000	\$75,000	
903 N. Chadbourne	\$75,000	\$68,840	
907 N. Chadbourne	\$75,000	\$68,840	
909 N. Chadbourne	\$75,000	\$75,000	
2600 Martin Luther King	\$66,000	\$66,000	
1720 Martin Luther King (Non-profit)	\$71,845	\$71,845	
Total	\$572,208	\$549,691	
Funding Available			\$2,432,557

Mr. Brown made a motion to approve all projects excluding 1720 Martin Luther King Dr. and to have a separate conversation on that project. Mr. Newlin seconded the motion. The motion passed by a 6-0-1 vote (Mr. Villareal abstaining) with the exception of the project at 2626 N. Chadbourne which passed by a 5-0-2 vote (Mr. Villareal and Mr. Benson abstaining).

The Board then held a separate discussion on the project at 1720 Martin Luther King Drive to discuss whether or not to fund the project, as a non-profit. Staff reminded the Board that in order to approve, there must be a finding of significant economic impact and will require a three-fourths supermajority of the Board.

After discussion, Mr. Villarreal made a motion to approve the project at 1720 Martin Luther King Drive with a finding of significant economic impact to the surrounding area. Mr. Fernandez seconded the motion. The Chair indicated that the motion passed with a vote of 6 to 1, which staff confirmed.

NOTE: After the meeting, upon reviewing the record in preparation for the City Council meeting, staff realized an error in calculation of this vote. The TIRZ Incentive Policy requires a three-fourths majority "of all the members of the TIRZ Board", not just three-fourths of those present. With 9 total members of the Board, a three-fourths majority would require 7 affirmative votes. In this case, for the project at 1720 Martin Luther King Drive, there were only 6 affirmative votes. Therefore, this item was NOT approved, but instead failed for lack of 7 votes.

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Address	Requested Funding Amount	Recommended Funding Amount
109 S. Chadbourne	\$75,000	\$75,000
213 & 215 S. Chadbourne	\$75,000	49,141
402 W. Beauregard Ave	\$75,000	\$75,000
Total	\$225,000	\$199,141
Funding Available		\$265,594

Mr. Villarreal made a motion to fund all projects with staff recommendations. Motion seconded by Mr. Brown. The motion passed unanimously.

VII. Presentation regarding the investment policy for TIRZ funds

Ms. Dierschke explained the City's current investment policy and presented the following:

General Portfolio Book Value at Dec 31, 2022	\$247,353,393
Weighted Average Maturity at Dec 31, 2022 (policy limit is 730 days, or 2 years)	322 days
Average Yield to Maturity for the 4th quarter of 2022	1.558%
General Portfolio Interest Income for the 4th quarter; 2022	\$621,116

Ms. Dierschke explained that given the current way TIRZ funds are budgeted, not all of the available funds are invested through this process.

The Board directed staff to pursue changes to the accounting methods to ensure that unspent funds are invested under the City's investment policy.

VIII. Discussion, direction, and possible action on moving the boundary between the North and South TIRZ areas.

Given the length of the meeting and board members having to leave, the Board directed staff to bring this item back at the next TIRZ Board meeting.

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- IX. Discussion, direction, and possible action on amending the TIRZ Incentive Policy to remove funding eligibility for property owned by a non-profit organization

Given the length of the meeting and board members having to leave, the Board directed staff to bring this item back at the next TIRZ Board meeting.

- X. Director's report

- IX. Announcements/possible future agenda items.

a) Next meeting - February 28, 2023

- X. Adjournment.

Mr. Brown made a motion to adjourn. The motion was seconded by Mr. Villarreal and passed unanimously.

Chair Hogg adjourned the meeting at 5:03 PM.



Jon Mark Hogg, TIRZ Board Chair