

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE BOARD MEETING held on Tuesday, **February 28, 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:

PRESENT: Voting Members: Chair Jon Mark Hogg, Jason Fernandez, Tony Villarreal, Stephen Brown, Ryan Newlin, Bryan Benson, Tom Maurer, and Toni Hunter

Non-Voting Members: Del Velasquez

ABSENT: Greg Gayler

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

- I. CALL TO ORDER, ESTABLISH QUORUM  
**Chair Hogg called the meeting to order.**
- II. Public Comment
- III. Consideration of approving the minutes from the January 24, 2022, TIRZ BOARD MEETING.  
**Mr. Newlin made a motion to accept the minutes. The motion was seconded by Mr. Benson and passed unanimously**
- IV. Discussion and possible action on changing the start time of future meetings  
**Mr. Villarreal made a motion to start meetings at 2 pm. The motion was seconded by Mr. Benson and passed unanimously.**
- V. Financial Report  
**Mr. James presented the Financial Report.**

**Tax Increment Reinvestment Zone Board Minutes**

	<u>Current Budget</u>
<b><u>SOUTH</u></b>	
Beginning Zone Balance*	<u>589,346</u>
<b>REVENUES:</b>	
Property Tax	543,340
Interest Income	-
<b>Total Revenues</b>	<u><u>543,340</u></u>
<b>EXPENDITURES:</b>	
Private Incentives Committed	505,939
Chadbourne Street	330,243
Streetscape Maintenance	2,473
Operating	7,361
<b>Total Expenditures</b>	<u><u>846,016</u></u>
 <b>Available for Assignment</b>	 <u><u>286,670</u></u>
 <b><u>NORTH</u></b>	
Beginning Zone Balance*	<u>2,569,035</u>
<b>REVENUES:</b>	
Property Tax	776,674
Interest Income	16,439
<b>Total Revenues</b>	<u><u>793,113</u></u>
<b>EXPENDITURES:</b>	
Private Incentives Committed	449,283
Chadbourne Street	577,259
Streetscape Maintenance	2,924
Public Improvements Set Aside	103,740
Operating	15,953
<b>Total Expenditures</b>	<u><u>1,149,159</u></u>
 <b>Available for Assignment</b>	 <u><u>2,212,989</u></u>
*Preliminary	

**Available South TIRZ Funds: \$286,670**  
**Less approved maintenance funds: \$21,076 (20%)**  
**Less recently approved projects: \$199,141**  
**Total Available: \$66,453**

**Available North TIRZ Funds: \$2,432,557**  
**Less approved maintenance funds: \$84,306 (80%)**  
**Less recently approved projects: \$477,846**  
**Total Available: \$1,870,405**

## Tax Increment Reinvestment Zone Board Minutes

- VI. Consideration of a request for an extension for incentive projects at 124 & 128 W. 4<sup>th</sup> Street and possible action regarding the first Incentive Award Cycle for FY 2023.

**Mr. Fox went over the following:**

- **Looking for six months to complete the stairs and awnings for 124 W 4<sup>th</sup> St.**
- **Waiting for responses to proceed with the project.**
- **Withdrawing 128 W. 4<sup>th</sup>**

**Ms. Lori commented on her projects.**

**Mr. Benson made a motion to extend the 124 W 4<sup>th</sup> St. projects for 6 months. The motion was seconded by Mr. Villarreal and the motion passed unanimously.**

- VII. 4<sup>th</sup> Street Update

**Mr. James updated the board.**

**Mr. Pfluger spoke about meeting with the City to continue progress.**

**The Board directed staff to set up a meeting and continue updates.**

- VIII. Possible reconsideration of incentive funding for a project for a non-profit organization at 1720 Martin Luther King Drive.

**Mr. Fox went over the project with the following:**

***Funding Requested: \$71,845***

***Match: \$ 15,768 (18%)***

***Total Project Cost: \$87,613***

***Recommended Incentive Award (if deemed appropriate): \$71,845***

***Summary of Work: Paving, Façade improvements, lighting***

- ***Non-profit organizations may be eligible for TIRZ incentives in the North zone if the TIRZ Board and City Council make a finding that a significant economic impact will be created as a result of the project. Providing funding for a non-profit organization under this policy shall require a favorable vote of at least three-fourths of all the members all of the TIRZ Board and City Council.***

**Public comment was made by the applicant, Ms. Smith, Mr. Boone, and Mr. Myers.**

**Mr. Villarreal made a motion to approve and seconded by Mr. Maurer. Motion passed 7 to 1 with Mr. Brown opposed.**

## Tax Increment Reinvestment Zone Board Minutes

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

**Mr. James presented the following:**

- During recent discussions on how to distribute TIRZ funds, a suggestion was made to reconsider the boundary between the North and South TIRZ areas.
- At their meeting on December 13, 2022, the City Council directed staff to place this item on the agenda for the TIRZ Board seeking input and a recommendation on this possible change

**Public comments were made by Mr. Myers, Ms. Smith, Mr. Velasquez, and Mr. Pfluger.**

**Mr. Brown made a motion to reject moving the boundary. The motion was seconded by Mr. Villarreal and the motion passed unanimously.**

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

**Mr. James opened the discussion and answered the board's questions on this item.**

**Public comments were by Mr. Myers, Mr. Pfluger, and Ms. Smith.**

**Mr. Brown made a motion to keep non-profit eligibility. The motion was seconded by Mr. Villarreal. The motion passed 5 to 3 with Mr. Fernandez, Mr. Benson, and Mr. Newlin being opposed.**

**Mr. Hogg would like a future agenda item to discuss having the same policy for Non-Profits in the North and South.**

- XI. Director's report

*Update and discussion on the TIRZ maintenance project approved by City Council*

- XII. Announcements/possible future agenda items.

**Future agenda items included the 4<sup>th</sup> Street update and Non-profits applications being accepted for South TIRZ.**

- a) Next meeting – March 28, 2023

- XIII. Adjournment.

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

**Chair Hogg adjourned the meeting at 5:03 PM.**

  
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Jon Mark Hogg, TIRZ Board Chair