

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE BOARD MEETING held on Tuesday, **March 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: [www.youtube.com/CityofSanAngelo](http://www.youtube.com/CityofSanAngelo).

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

ABSENT:

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

**Mr. Myers spoke on the subject of non-profit funding**  
**Mr. Leepack spoke on changing of rules for non-profits**

III.          Consideration of approving the minutes from February 28, 2022, TIRZ BOARD MEETING.  
                 **Mr. Benson made a motion to accept the minutes with the change to remove double negative language in agenda item X. The motion was seconded by Mr. Gayler and passed unanimously**

IV.          Financial Report  
                 **Mr. James presented the Financial Report.**

**Tax Increment Reinvestment Zone Board Minutes**

	Current Budget
<b><u>SOUTH</u></b>	
Beginning Zone Balance*	589,346
<b>REVENUES:</b>	
Property Tax	543,340
Interest Income	-
<b>Total Revenues</b>	<b>543,340</b>
<b>EXPENDITURES:</b>	
Private Incentives Committed	705,080
Chadbourne Street	330,243
Streetscape Maintenance	18,813
Operating	6,861
<b>Total Expenditures</b>	<b>1,060,997</b>
 <b>Available for Assignment</b>	 <b>71,689</b>

<b><u>NORTH</u></b>	
Beginning Zone Balance*	2,569,035
<b>REVENUES:</b>	
Property Tax	776,674
Interest Income	16,439
<b>Total Revenues</b>	<b>793,113</b>
<b>EXPENDITURES:</b>	
Private Incentives Committed	927,129
Chadbourne Street	577,259
Streetscape Maintenance	70,084
Public Improvements Set Aside	103,740
Operating	12,153
<b>Total Expenditures</b>	<b>1,690,365</b>
 <b>Available for Assignment</b>	 <b>1,671,783</b>

\*Preliminary

**Available South TIRZ Funds: \$71,689**  
**Less approved maintenance funds: \$21,076 (20%)**  
**Withdrawn projects: +\$29,281**  
**Total Available: \$79,894**

**Available North TIRZ Funds: \$1,671,783**  
**Less approved maintenance funds: \$84,306 (80%)**  
**Withdrawn projects: +\$37,852**  
**Total Available: \$1,625,329**

## Tax Increment Reinvestment Zone Board Minutes

V. Consideration of and possible action of North TIRZ projects.

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

**A. 802 North Chadbourne**

- Funding requested: \$31,191
- Total project: \$34,413
- Match: \$ 3,442 (10%)
- Recommended incentive award: \$30,971

**B. 2901 North Chadbourne**

- Funding requested: \$71,620
- Total project: \$79,578
- Match: \$ 7,958 (10%)
- Recommended incentive award: \$71,620

**C. 1100 Martin Luther King (Non-Profit)**

- Funding requested: \$71,402
- Match: \$ 7,140 (10%)
- Total project cost: \$71,402
- Incentive award (if deemed appropriate): \$64,262
- ***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.***

**Mr. Fernandez made a motion to approve 820 N. Chadbourne with the recommended amount. Seconded by Mr. Benson and the motion passed unanimously**

**Mr. Villarreal made a motion to approve 2901 N. Chadbourne with the recommended amount. Seconded by Mr. Brown and the motion passed unanimously**

**Mr. Villarreal made a motion to approve 1100 M.L.K with the following modifications to meet landscaping on the paving area that can be added to the project's individual cost. Seconded by Mr. Brown and the motion passed unanimously**

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

**The Chairman opened the discussion to the board. Chairman opened it for public comment.**

## Tax Increment Reinvestment Zone Board Minutes

Mr. Myers, Ms. Smith, and Mr. Boone spoke in favor of the 1100 MLK non-profit project.

Mr. Brown made a motion to make the policy a non-profit eligible ability uniform across both the North and South TIRZ zones. Mr. Villarreal seconded the motion. The motion passed by a vote of 6 to 3 with Mr. Gayler, Mr. Benson, and Mr. Fernandez voting no.

VII. Director's report

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

VIII. Announcements/possible future agenda items.

- A. Next meeting – April 25, 2023
- B. ADA requirements for future TIRZ projects
- C. Possible action for one TIRZ zone
- D. Possible action for non-profit criteria for consideration.

IX. Adjournment.

**Ms. Hunter made a motion to adjourn. The motion was seconded by Mr. Benson and passed unanimously.**

**Chair Hogg adjourned the meeting at 3:09 PM.**



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Jon Mark Hogg, TIRZ Board Chair