

MINUTE RECORD OF THE CITY OF SAN ANGELO **TAX INCREMENT REINVESTMENT ZONE (TIRZ)** BOARD MEETING held on Tuesday, **July 11, 2023, at 2:00 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, Stephen Brown, Ryan Newlin, Greg Gayler, and Toni Hunter

Non-Voting Members: Del Velasquez

ABSENT: Bryan Benson, Tom Maurer

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 March 28, 2022, TIRZ BOARD MEETING.
Mr. Gayler made a motion to accept the minutes. The motion was seconded by Mr. Fernandez and passed unanimously
- IV. Financial Report
Mr. James presented the Financial Report.

	<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	637,947
Chadbourne Street	330,243
Streetscape Maintenance	18,813
Operating	6,861
Total Expenditures	<u>993,864</u>
Available for Assignment	<u><u>138,822</u></u>

Tax Increment Reinvestment Zone Board Minutes

NORTH

Beginning Zone Balance	<u>2,569,035</u>
REVENUES:	
Property Tax	776,674
Interest Income	<u>16,439</u>
Total Revenues	<u>793,113</u>
EXPENDITURES:	
Private Incentives Committed	1,103,970
Chadbourne Street	577,259
Streetscape Maintenance	70,084
Public Improvements Set Aside	103,740
Operating	<u>12,153</u>
Total Expenditures	<u>1,867,206</u>
Available for Assignment	<u><u>1,494,942</u></u>

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

Mr. Fox went over the following:

A. 802 North Chadbourne

- Funding requested: \$68,800
- Total project: \$107,349
- Match: \$ 38,540 (10%)
- Recommended incentive award: \$68,800

The applicant spoke about the design of the overall project.

Mr. Brown made a motion to approve 802 N. Chadbourne with the recommended amount. Seconded by Mr. Newlin and the motion passed unanimously

Mr. Fox went over the following in South TIRZ:

A. 325 West 1st

- Funding requested: \$75,000
- Total project: \$480,000
- Match: \$ 75,000 (10%)
- Recommended incentive award: \$75,000

B. 213 North Chadbourne

- Funding requested: \$75,000
- Match: \$ 71,025 (10%)
- Total project cost: \$284,100
- Recommended Incentive award : \$75,000

C. 325 West 1st

- Funding requested: \$75,000

Tax Increment Reinvestment Zone Board Minutes

- **Match: \$ 71,025 (10%)**
- **Total project cost: \$284,100**
- **Recommend incentive award:\$75,000**

Applicants for both 213 North Chadbourne and 5 West Concho answered questions about their projects.

Mr. Brown made a motion to split the remaining balance of the TIRZ South Fund, plus interest, between 213 North Chadbourne and 5 West Concho. Ms. Hunter seconded the motion and the motion passed unanimously.

VI. Discussion and possible action on recommending a change to the TIRZ boundaries

Mr. James opened discussions on possibly changing the TIRZ boundaries lines

Mr. Hogg made comments on expanding the boundaries and having a bigger foot print.

Mr. Brown recommended one zone.

Mr. Pfluger commented on this topic as well.

VII. Discussion and direction on addressing accessibility for incentive projects

Mr. James spoke about adding ADA to the TIRZ checklist for the ability to fund.

Mr. Fernandez said he would like a slow approach to adding this.

Ms. Hunter commented to add it as part of the TIRZ checklist.

VIII. Director's report

Mr. Brown asked for an update on 4th street.

Mr. Pflueger said he was working on getting a meeting for 4th street together.

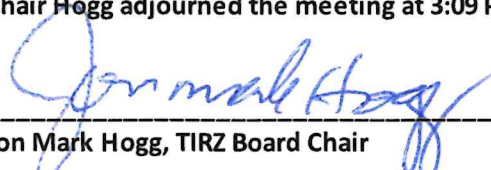
IX. Announcements/possible future agenda items.

A. Next meeting – August 22, 2023

X. Adjournment.

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

Chair Hogg adjourned the meeting at 3:09 PM.



Jon Mark Hogg, TIRZ Board Chair