

MINUTE RECORD OF THE CITY OF SAN ANGELO TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON WEDNESDAY, January 21, 2015 AT 12:00 PM, MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE.

PRESENT: Lee Pfluger, William Dendle, Mike Campbell, John Klingemann, Anne Coverston, Travis Stribling, Craig Kinney, Bob Pfluger, Dominic Santos

ABSENT: Roger Allen (AU), Nelly Perez (AE), Johnny Calvert (AU), David Mazur (AU)

STAFF: Patrick Howard, AICP
Sarah Tackett
Tina Bunnell
Morgan Chegwiddden
Karl Bednarz

I. Call to order, establish quorum.
The meeting was called to order at 12:00 pm. It was established that a quorum was present.

II. Public comment.

No public comment.

III. Consideration of approving the minutes from the December 17, 2014 TIRZ Board Meeting.

Motion to approve the minutes from the December 17, 2014 TIRZ Board Meeting, by Mr. William Dendle, seconded by Ms. Anne Coverston and carried unanimously.

IV. Update and discussion on the N. Chadbourne/New Freedom Project.

Mr. Karl Bednarz updated the TIRZ Board on the N. Chadbourne/New Freedom Project. Project includes 7th Street to 14th Street on N Chadbourne. Only one bid was received. The project has been let for \$814,580 to Entrenos Inc. (aka Farmers Daughter); bid was received at 1% of estimate. Entrenos Inc. has done prior projects for the City and TxDOT. The contract has been signed by both parties. Currently, the City is lacking one insurance document from Entrenos. TxDOT has also requested further information since only one bid was received.

Next step is to issue a Notice to Proceed; this may not be issued to all issues are resolved. The deadlines for the grants are May 15, 2015 and May 31, 2015. Mr. Bednarz will be requesting an extension.

No action taken.

V. Discussion regarding marketing ideas for the Incentive Policy.

Mr. Patrick Howard stated the approved Incentive Policy has been posted to the City's website with all appropriate documents. Staff is asking the Board today for possible marketing ideas to spread the word regarding the Incentive Policy. Some possible ideas are: direct mailing to property owners, working with DSA, Inc. to spread the word, and the City's website. Mr. Travis Stribling suggested contacting local real estate agents that work with people who are looking at investing in downtown. Mr. Mike Campbell suggested contacting the Chamber and Ms. Anne Coverston suggested billboards/electronic billboards. Mr. Bob Pfluger suggested presenting the information to the monthly HBA Meeting. Mr. Craig Kinney stated he likes the idea of mail outs.

No action taken.

VI. Discussion regarding TIRZ Board Membership.

Mr. Patrick Howard stated that staff has been working with the City Clerk's office regarding the TIRZ Board membership. The TIRZ Board was presented with the findings. Mr. Howard stated that per the by-laws quite a few terms are up. Mr. Pfluger stated that the by-laws may be amended. Mr. Patrick Howard stated that yes, that is a possibility. To do this, the by-laws must go before City Council.

Ms. Anne Coverston stated she had no issues with extending the term and requesting and update to the by-laws. Mr. Travis Stribling said he understands both sides of the argument; he has some concerns about removing half of the board at one time; it would take the new members some time to get up to speed. Mr. John Klingemann stated that he is in favor of retaining current members if they would like to continue serving; the loss of knowledge would not benefit the board in anyway. Mr. Dominic Santos said he thought he seemed like this is targeting the core of the group.

Mr. Patrick Howard stated that there has not been an aggressive push to encourage a massive turn-over; however, we are overdue in terms of the membership. There are reasons there are term limits.

Mr. Mike Campbell stated he does see some value to changing the board members; but also value in institutional knowledge. Mr. William Dendle added that longevity

does add stability to the board; possibly poll the council who appointed member and see if they have a replacement. Mr. Lee Pfluger suggested an amendment to the by-laws to eliminate the term limits. Mr. Patrick Howard added that staff will bring back the By-Laws with an amendment.

No action taken.

- VII. Announcements and consideration of future agenda items.
- a) Next Meeting – February 18, 2015.
 - b) TIRZ Boundaries
 - c) Paris Rutherford, with Catalyst Development, will be speaking with different groups regarding Phase II of the Downtown Master Plan.
- VIII. Adjournment.

Motion to adjourn by Mr. Craig Kinney, seconded by Mr. John Klingemann and carried unanimously. The meeting was adjourned at 12:46 PM.



Lee Pfluger, TIRZ Chairman