



# MINUTES

## Tax Increment Reinvestment Zone (TIRZ) Board

*March 21, 2019 | 1 PM | City Hall Basement Conference Room*

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### In Attendance

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#### Members Present

Mr. Robert (Stormy) Higgins ~ Vice Chair

Mr. Charles Black

Mr. Ben Grant

#### City Staff Present

Mr. Michael Rice, Assistant City Manager

Mr. Mike Warrix, Director/Planning and Development Services

Mr. Zack Rainbow, Assistant Director/Planning and Development Services

Ms. Lesli Andrews, Director of Community Services

Ms. Kelley Messer, First Assistant City Attorney

Ms. Melissa Farr, Executive Assistant

#### Others Present

Mr. Kevin Halliburton, AIA

Mr. Doug Williamson

#### Members Absent

Mr. Sam Vinson

Mr. Greg Blair

Mr. Steve Dieterichs

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### Call to Order

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Mr. Stormy Higgins called the meeting to order at 9 a.m. and Ms. Farr recorded the minutes. A quorum of members was present, and the meeting proceeded.

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### Approval of Minutes

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The minutes of the previous meetings, August 16, 2018, and January 31, 2019 were reviewed by Board members. Mr. Higgins made the motion to approve the minutes, with the suggested revision by Mr. Black to announce Mr. Kelly Young's resignation from the Board in the January minutes. Mr. Black seconded the motion. The vote to approve minutes was carried by three (3) with none in opposition.

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## Agenda Items

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a. Statement of Net Position for TIRZ #2

The financial statement for January 2019 was provided to the Board.

b. Discussion of and possible action on a proposed City of Abilene Façade Improvement Program

Mr. Hayden Brodowsky presented this proposal. He explained the process for application and eligible grant projects. The grant will be a 50/50 match with a maximum grant value of \$10,000. The City of Abilene included \$500,000 of TIRZ funds in the project plan for façade improvements, which could be five (5) grants of \$50,000 per year maximum.

The Board requested the amount of \$50,000 per year be added to the resolution language and the term decreased to three (3) years.

**Mr. Higgins made the motion to approve the resolution with revision, and Mr. Grant seconded the motion. The vote to approve the recommended resolution carried by three (3) with none (0) in opposition.**

**AYES: Higgins, Black, Grant**

**NAYS: None**

c. Discussion of and possible action on a request for demolition funding assistance by the Abilene Industrial Foundation

Mr. Greg Blair presented this request. The Abilene Improvement Corporation is seeking assistance with tank removal and demolition of concrete slabs. The lots are cleaned up and free of structures, all known petroleum storage tanks, and any other underground pits and/or known environmental hazards. Profits are reinvested.

After discussion of the request, the Board agreed they would prefer funds be made available as new projects were ready for new buildings.

**Mr. Grant made the motion to deny this request, and Mr. Black seconded the motion. The vote to deny the recommended resolution carried by three (3) with none (0) in opposition.**

**AYES: Higgins, Black, Grant**

**NAYS: None**

d. Discussion of and possible action on a request by the Downtown Abilene Initiative for funding assistance to support the Pine Street Underpass Beautification Project

Mr. Steve Dieterichs presented this request. This project is intended to create a fusion of North Downtown Abilene and the SoDA District. The total investment to complete the project is approximately \$237,631, but they are asking the TIRZ Board to approve \$150,000. The additional funds will be obtained from private resources.

Upon discussion, the Board requested the resolution be revised to state a commitment from the TIRZ Board for \$150,000 contingent upon the Downtown Abilene Initiative raising the remainder of project costs.

Mr. Higgins made the motion to approve the commitment of \$150,000 for the Pine Street Underpass Beautification Project, contingent upon the Downtown Abilene Initiative raising the balance of funds (\$56,636) required for the project. Mr. Grant seconded the motion. The vote to approve the recommended agreement carried by three (3) with none (0) in opposition.

AYES: Higgins, Black, Grant

NAYS: None

- e. Discussion of and possible action on a request by City of Abilene Parks and Recreation Department for funding assistance for Minter Park

Mr. Kevin Halliburton presented this request. Ms. Lesli Andrews announced this is a critical project, but is not currently in the City budget.

The project total is expected to be \$244, 849.80 without the digital water curtain system. If the water curtain is included, it will add \$192,000 to the costs.

Mr. Black made the motion to approve the commitment of \$244,849.80 for renovation of Minter Park, and Mr. Grant seconded the motion. The vote to approve the recommended agreement carried by three (3) with none (0) in opposition.

AYES: Higgins, Black, Grant

NAYS: None

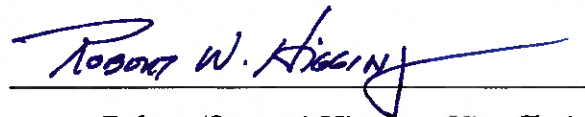
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## Adjournment

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The meeting adjourned at 10:35 a.m.

APPROVED



Robert (Stormy) Higgins - Vice Chair