



# MINUTES

## Tax Increment Reinvestment Zone (TIRZ) Board

*September 25, 2019 | 9 AM | 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. Sam Vinson

Mr. Ben Grant

#### City Staff Present

Mr. Michael Rice, Assistant City Manager

Mr. Mike Warrix, Director/Planning and Development Services

Mr. Stanley Smith, City Attorney

Ms. Melissa Farr, Executive Assistant

#### Others Present

Mr. Charles Wolfe

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### Call to Order

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Mr. Higgins called the meeting to order at 10 a.m. and Ms. Farr recorded the minutes. A quorum of members was present, and the meeting proceeded.

Mr. Stanley Smith, City Attorney, explained the new item on the agenda, “Public Comments for Any Items on the Agenda.” This is a requirement from a new law, which was effective September 1, 2019, amending the Open Meetings Act to manage public input at meetings. This allows the public to comment on every item on the agenda, either before or during the agenda item.

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### Approval of Minutes

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The minutes of the previous meeting, July 31, 2019, were reviewed by Board members. Mr. Black made the motion to approve the minutes. Mr. Vinson seconded the motion. The vote to approve minutes was carried by four (4) in favor with none (0) in opposition.

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## Agenda Items

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**a. Statement of Net Position for TIRZ #2**

The financial statement for July 2019 was provided to the Board. Mr. Rice stated the account is steady.

**b. Discussion and possible action on overview of the Tax Increment Reinvestment Zones**

Board members were content with the presentation and overview of the statutes that govern Tax Increment Financing and Tax Increment Reinvestment Zones that was provided in the meeting packet. They agreed there was no need to go through the presentation during the meeting.

**c. Discussion and possible action on amendment to the TIRZ No. 2 Project Plan**

The proposed amendment and resolution to adopt the amended project plan was included in the meeting packet for review. The changes are recommended to better reflect the market needs expressed by the development community within the TIRZ No. 2 boundaries.

The project listing and expenditures had been updated, and Mr. Rice provided this information in a handout. Board members agreed to modify the numbers on Exhibit A of the project plan.

Mr. Grant moved to accept the resolution, and Mr. Black seconded the motion. The motion to approve prevailed by the following vote:

**AYES: Black, Grant, Vinson, and Higgins**

**NAYS: None**

**d. Discussion and possible action on a request by the City of Abilene regarding funding assistance for the Downtown Convention Center Hotel**

Two contracts were provided to the Board for the abatement of asbestos material, demolition, and cleanup of the old water department building and the Boy Scout building. The request is to appropriate \$584,111 for the related costs of the project.

The Board asked to amend the resolution (Part 1) to state, "...The City Council appropriate actual demolition costs up to \$584,111 under the contracts."

Mr. Vinson moved to approve this request, and Mr. Black seconded the motion. The motion to approve prevailed by the following vote:

**AYES: Black, Grant, Vinson, and Higgins**

**NAYS: None**

e. **Discussion of and possible action on a request by the City of Abilene to amend funding assistance for the Pine Street Underpass Beautification Project**

Since the authorization of \$150,000 by the Board for illuminating the pedestrian tunnel at Pine Street, local artists have indicated they can raise approximately \$75,000 by fundraising efforts. These funds would essentially pay for the lighting materials and fencing. The request is to amend the total by reducing it by \$75,000.

Mr. Black moved to approve this amendment, and Mr. Higgins seconded the motion. The motion to approve prevailed by the following vote:

**AYES: Black, Grant, Vinson, and Higgins**

**NAYS: None**

f. **Discussion of and possible action on a request by City of Abilene for finding assistance for Civic Plaza Hotel**

The City is seeking reimbursement of \$750,000 over a period of eight (8) years. These funds are for the site security and demolition costs. In response to questions, Mr. Rice clarified the relationship and intentions of the City, DCOA, and Chamber.

The Board requested Part 2 of proposed resolution be deleted and verbiage revised. Mr. Grant moved to approve this resolution with requested revisions, and Mr. Vinson seconded the motion. The motion to approve prevailed by the following vote:

**AYES: Black, Grant, Vinson, and Higgins**

**NAYS: None**

g. **Discussion of and possible action on a request by the City of Abilene to establish a demolition assistance grant program**

A proposed resolution was presented to the Board to create a Demolition Assistance Grant Program, which would be similar to the Façade Grant Program. The recommendation is also to delegate grant approval authority to the Director of Planning and Development Services, or his designee.

Discussion among the Board was the desire to set funds aside to prevent applicants from having to return and directly request funds from the Board. The Board also agreed Part 3 of the resolution should state, "Funding be limited to \$50,000 per year for a three-year period from the date of City Council approval."

Mr. Black moved to approve the support of a Demolition Assistance Grant Program with the recommendation that the Director of Planning and Development Services be granted approval authority, and funding be limited to \$50,000 per year. Mr. Grant seconded the motion.

The motion to **approve** prevailed by the following vote:

**AYES: Black, Grant, Vinson, and Higgins**

**NAYS: None**

**h. Executive Session:**

The TIRZ Board of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the mailers listed below, as authorized by the noted Texas Government Code Sections:

- A. 551.071 (Consultation with Attorney)
  - 1. Consent and Waiver of Conflict of Interest Regarding City Attorney Representation

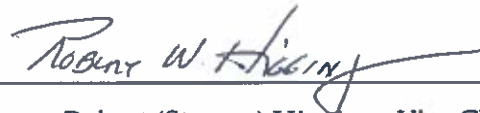
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**Adjournment**

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The meeting adjourned at 10:57 a.m.

**APPROVED**



Robert (Stormy) Higgins - Vice Chair